2006 香港物業報告
Hong Kong Property Review

香港特別行政區政府
差餉物業估價署

Rating and Valuation Department
The Government of the Hong Kong
Special Administrative Region

香港物业报告

Hong Kong Property Review 2006

本 报 告 回 顾 2 0 0 5 年 香 港 物 业 市 场 的 活 动 并 预 测
2 0 0 6 及 2 0 0 7 年 的 楼 宇 落 成 量
A review of the Hong Kong property market for the year 2005
with forecast of completions for 2006 and 2007

差饷物业估价署
Rating and Valuation Department

香港差餉 1845 160 2005 周年
Hong Kong Rates 160th Anniversary

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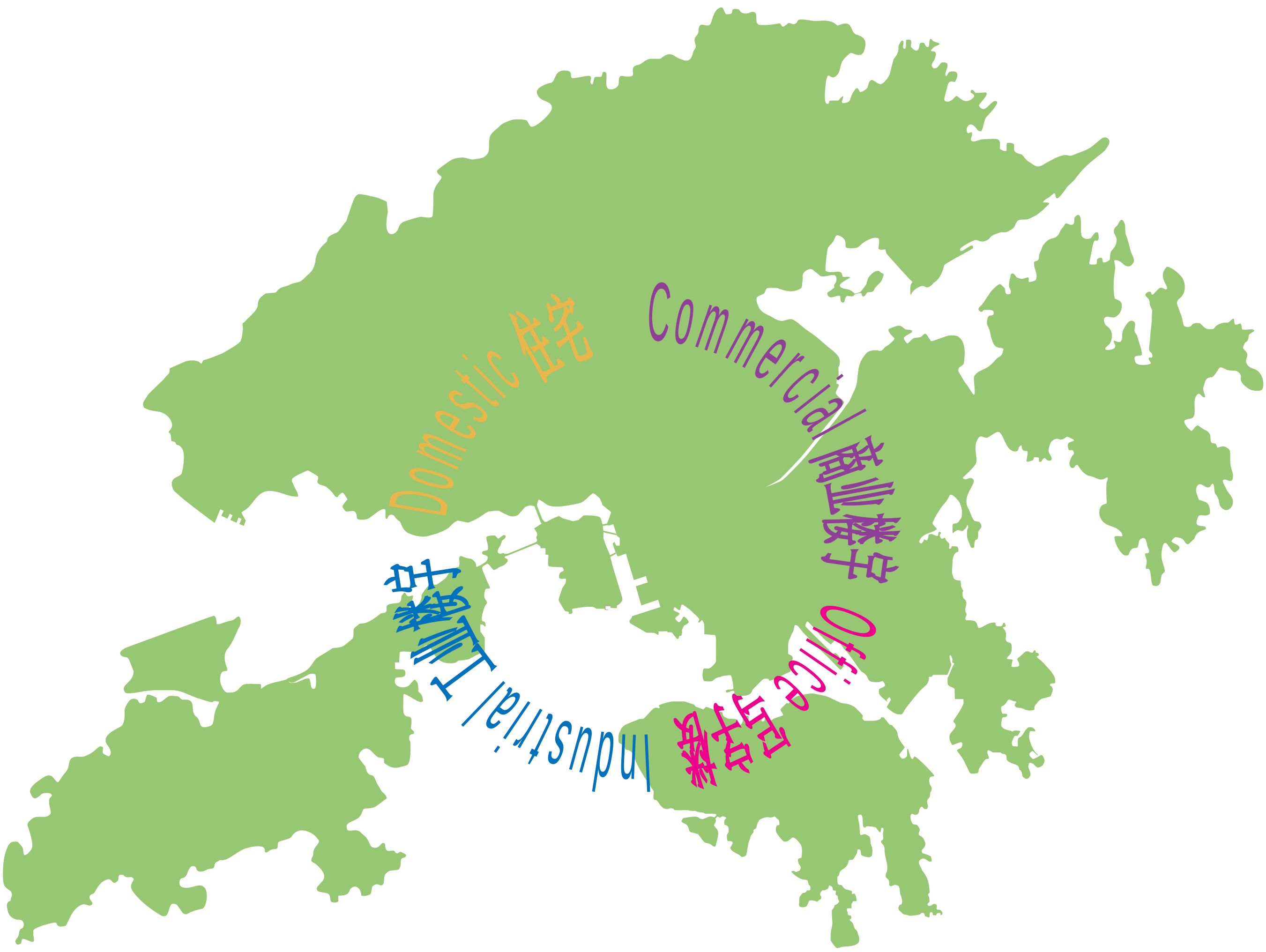
Domestic 住宅
Commercial 商业楼宇
Office 写字楼
Industrial 工业楼宇

《香港物业报告》载录差饷物业估价署在每年年底所编制的物业数据与资料。有关落成量、使用量／入住量、空置量、售价和租金的资料，除详载于正文外，并会另表列明。报告所预测的落成量是根据发展商与建筑师所提供的资料推算。本署并藉著视察及在预测期初所进行的调查，了解发展进度和搜集有关资料，以求得出更可靠的预测数字。报告内所载的预测数字均以历年计算，因而或会与载于其他政府刊物并以财政年度计算的数字有所不同。

The Hong Kong Property Review presents property data compiled by Rating and Valuation Department at the end of each year. Information on completions, take-up, vacancy, prices and rents is reported in text and tables. The Review also shows forecast completion figures based on information obtained from developers and project architects, supported by development progress inspections and enquiries at the beginning of the forecast period. These forecast figures are on a calendar year basis and may be different from those compiled on a financial year basis in other Government publications.

由于物业发展的进程受很多因素影响，而且在随后的一年内，无可避免地会出现一些变化。因此，本署只能在编制下一份报告时修订预测数字。修订的幅度主要是根据市场的情况而定。

It should be borne in mind that many factors affect the progress of developments, and changes in the ensuing year are inevitable. Revisions, sometimes major, are only to be expected in subsequent reviews. The degree of revision depends principally on market conditions.

本署在年底进行调查，包括向管理处搜集空置物业数据，以及派员实地视察，以编制物业空置量的统计数字。对于物业管理公司／人士就物业空置情况提供协助，本署谨致衷心谢忱。

In compiling statistics on vacancy, a survey is conducted at the year end to obtain vacancy data from the management offices or by inspection. The assistance given by the building management companies/personnel in providing vacancy information is gratefully acknowledged.

报告所回顾的年度最后数月的有关租金和售价数字均属临时性质，有待收到进一步资料后再作分析。市民可透过本署网页(网址：http://www.rvd.gov.hk)或24小时自动电话资讯服务附设的资料传真设施(2152 2152)，免费取得各项最新的数字。

With regard to rents and prices, readers should note that the figures for the last few months of the year under review are provisional, pending receipt of further data for analysis. Updated figures can be obtained free of charge from the Department's website at http://www.rvd.gov.hk or by using the fax-on-demand facility of the 24-hour automated telephone hotline at 2152 2152.

《香港物业报告》所载的住宅单位总存量，基本上包括所有设有专用煮食设施、浴室和厕所的独立居住单位，但不包括**村屋**、解放军辖下宿舍、公用事业机构物业的附设宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。有关政府资助房屋单位、公共租住屋邨和政府宿舍的统计数字并不包括在本报告内。

It should be noted that the stock of private domestic units in the Review includes basically all independent dwellings with an exclusive cooking area, bathroom and toilet. The numbers do not include **village houses**, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. Government-subsidised housing units, public rental estates and Government owned quarters are not included.

本报告只涵盖私人楼宇类别的统计数字，而不再编制政府、房屋委员会及房屋协会所拥有的公共房屋(包括住宅及非住宅)的统计数字。

The Review is now confined to the private property sector. Statistics on public sector developments, both domestic and non-domestic, owned by the Government, Hong Kong Housing Authority and Hong Kong Housing Society, are no longer compiled.

有关本报告所用词汇的定义及各项数字的计算方法，可参阅63至74页的「技术附注」。

Definitions of the terms used in the Review, and details of how the various figures have been arrived at can be found in the Technical Notes on pages 63 to 74.

如有查询，可联络本署技术秘书(物业资料)：

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本报告全文亦载于本署网页(网址：http://www.rvd.gov.hk)。

The full text of this Review is available from the Department's website at http://www.rvd.gov.hk.

Overview

综观

综观

Overview

2005年本港经济持续强劲，本地生产总值录得可观的7.3%增长。失业率回落至5.3%，是四年来的新低。访港旅客人次再创新高。经济蓬勃带动了物业市道更趋畅旺。

Hong Kong's economy experienced another vibrant year in 2005, with the GDP registering an impressive 7.3% growth. The unemployment rate fell to a four-year low of 5.3%. Tourist arrivals reached a new high. The economic expansion gave considerable boost to the property market.

物业市场在2005年继续反弹，各类物业的售价和租金都上扬。加上物业交投活跃，售价一般在首六个月都录得显著升幅，但到下半年则升势放缓。在租务市场方面，租金在用家殷切需求的带动下在年内持续稳步上调。理想的入住量／使用量，特别是写字楼和商业楼宇方面，令所有类别物业的空置量下降。虽然经过连续八次加息，市场气氛仍然一片乐观。

2005 saw a continuing rebound in the property market, with upward movements in both prices and rents for all property sectors. Supported by a very active sales market, prices generally registered substantial growth in the first six months, but showed signs of consolidation in the latter half of the year. As for the leasing market, rents moved up steadily and continually during the year, amidst strong end-user demand. Take-up during the year was satisfactory, especially for offices and commercial premises, resulting in lower levels of vacancy across the board. Despite eight successive interest rate hikes in the year, market sentiment remained positive.

住宅

2005年住宅物业市场的特色，是一个较活跃的二手市场，相对之下，一手市场的表现却较为反覆。楼价在年初有急升的现象，发展商在推出新楼盘时纷纷将价格调高，亦有数个豪宅售价屡创新高的纪录。不过，利率的逐步攀升令买家明显变得较为审慎。物业交投在下半年放缓，成交量锐减，于是发展商又开始以按揭优惠来促销。

住宅售价在年初大幅攀升，其后价格靠稳，至近年底时轻微下调，整体售价在2005年第四季较前一年同期上升7%。其中以大型单位的升幅较大，达12%，而中小型单位的升幅则有8%。住宅租金在年内则稳步上扬，录得12%的按年升幅，而市场回报率亦有上升趋势。

2005年共有17 320个住宅单位落成，数量较前一年少33%。入住量低于2004年的水平，只有17 450个单位。空置量下降至63 540个，占总存量的6%。根据2005年12月31日的资料显示，预计2006年和2007年分别会有17 200个和16 400个单位落成。

Residential

In 2005, a generally active secondary market prevailed in the **residential** sector, against a more fluctuating primary market. In the early part of the year, a rapidly rising market was noted, as developers adopted aggressive pricing strategies in launching new residential developments, with record high prices reported of some luxurious units. However, buyers apparently became more cautious following the successive rises in interest rates. Sales softened in the second half of the year, resulting in a significant drop in the volume of transactions. Developers began offering mortgage incentives in an attempt to boost sales.

Residential prices saw an upsurge in the early part of 2005, but the momentum could not be sustained as prices tapered off towards the end of the year. Despite the year end slowdown, the overall price level in the last quarter of 2005 was still 7% above that for the same period of the previous year. Large flats recorded a higher increase of 12%, against the 8% rise for small/medium flats. Rents however followed a steady rising trend throughout the year, and registered a yearly gain of 12%. Market yields generally edged upwards during the year.

Residential completions in 2005 amounted to 17 320 units, 33% less than the previous year. Take-up at 17 450 units was lower than the level in 2004. Vacancy decreased to 63 540 units, equivalent to 6% of stock. It was estimated as at 31 December 2005 that about 17 200 units and 16 400 units would be completed in 2006 and 2007 respectively.

写字楼

在2005年，市场对写字楼的需求十分强大，特别是中环核心地区，加上一个极低的落成量，令空置量徐徐下降。在金融业蓬勃发展的带动下，市场对甲级写字楼有更大需求，令优质商厦的空置量大幅下降，而租金则持续上升。尽管下半年的投资活动放缓，令整体售价升幅未能与2004年的大幅飙升相提并论，但写字楼的销情仍然畅旺。

写字楼的售价在2005年年初大幅攀升，其后升势转为温和。写字楼售价的整体升幅为21%。另一方面，租金在年内则稳步上调，至年底时录得整体28%的升幅，而甲级写字楼更上升达35%。甲级写字楼的售价和租金升幅差距带来了较高的市场回报率。

2005年的写字楼落成量为34 100平方米，只是前一年的12%，创1970年以来的新低。年内的使用量达420 200平方米，较2004年有显著增长。整体空置量大幅下降至853 800平方米，占总存量的8.7%。所有核心地区的写字楼空置量都大幅下降。

预期未来两年的新写字楼供应量将回升至正常水平，2006年和2007年的供应量将分别达至151 600平方米和186 400平方米。

Office

The **office** market in 2005 was dominated by strong demand for space, particularly in the core district of Central, and falling vacancies given the very low level of new completions. The expansion of the finance sector boosted demand for Grade A office accommodation in Central, resulting in very low vacancies in the prime buildings. Successive rental hikes were achieved. The sales market remained active, albeit that investment activities slowed down in the second half-year and the overall price growth failed to match the spectacular gains achieved in 2004.

Office prices which rose substantially at the beginning of 2005 but followed a more gentle upward path for the rest of the year registered an overall increase of 21%. Rents on the other hand rose steadily throughout the year, gaining 28% overall by the year end, with a higher increase of 35% recorded for grade A accommodation. The gap between price and rental gains led to higher market yield for grade A offices.

34 100 m^2 office space were completed in 2005, only 12% of the previous year's completions and a record low level since 1970. Take-up at 420 200 m^2 showed a significant increase over 2004. Overall vacancy plunged to 853 800 m^2, equivalent to 8.7% of stock. All the core districts recorded significant declines in vacancies.

The new office supply is forecast to return to normal levels in the ensuing two years, at 151 600 m^2 in 2006 and 186 400 m^2 in 2007.

商业楼宇

2005年的商业楼宇落成量为110 700平方米，较前一年增加21%。使用量为139 000平方米，空置率则降至10.3%。预期2006年和2007年的落成量会有增长，分别达至126 600平方米和118 600平方米。

Commercial

2005 completions of **commercial** premises recorded 110 700 m², 21% higher than the previous year. Take-up amounted to 139 000 m², and vacancy fell moderately to 10.3%. Forecast completions are anticipated to rise moderately to 126 600 m² in 2006 and 118 600 m² in 2007.

零售业楼宇

经济复苏及访港旅客数目大幅上升，促使零售业销售强劲，并持续增长。随着迪士尼乐园主题公园在2005年9月启用，令零售市场的乐观气氛更浓厚。年内，零售物业价格和租金都录得8%的增长。

Retail

The retail sector continued to benefit from the economic revival and the upsurge in tourist arrivals which boosted retail sales. The opening of the Disneyland Theme Park in September 2005 strengthened positive market sentiments. Both prices and rents of retail premises recorded increases of 8% during the year.

工业楼宇

2005年的工业楼宇投资市道相当活跃。分层工厂大厦的成交量录得升幅，亦有投资基金购入售后租回的工业楼宇。由于使用量改善，各类别物业的空置率均下降。不过，工业楼宇仍鲜见有兴建工程，多个地盘仍未有动工迹象。

在交投活跃的支持下，**分层工厂大厦**的价格在2005年飙升34%。租金则只微升6%，市场回报率因而下降。2005年没有工厂大厦落成，使用量为218 600平方米，空置量降至7.3%。2006年预计没有新供应，而2007年的落成量亦只有6 700平方米。

2005年有4 100平方米的**工贸大厦**落成。使用量达11 200平方米，而空置量则下降至9.8%。展望2006年和2007年没有新供应。

货仓物业在2005年的落成量为12 700平方米，空置量下降至2.9%，是自1990年以来的最低水平。预期2006年的供应量为27 600平方米，而2007年则只有600平方米落成。

Industrial

The investment market of the industrial sector was quite active in 2005. A higher volume of sales was recorded in respect of flatted factories. There were reported purchases by investment funds with subsequent leasebacks. Occupancy improved, and the vacancy rates in all the sub-sectors fell. However building activity generally remained at a very low level, with many sites remaining inactive.

Supported by a high level of sale activities, **flatted factory** prices soared by 34% in 2005. Rents however rose only 6%, resulting in substantially lower market yield. There were no completions in 2005. Take-up was 218 600 m^2, and vacancy dropped to 7.3%. There is unlikely to be any new supply in 2006, and the forecast completions for 2007 are only 6 700 m^2.

4 100 m^2 **industrial/office** space were completed in 2005. Take-up amounted to 11 200 m^2, and vacancy decreased to 9.8%. Looking ahead, there is unlikely to be any new supply in 2006 or 2007.

2005 completions of **storage** premises amounted to 12 700 m^2. Vacancy fell significantly to 2.9% which was a record low level since 1990. The forecast supply for 2006 is 27 600 m^2, while only 600 m^2 are expected to be available in 2007.

Private Domestic

私人住宅

私人住宅

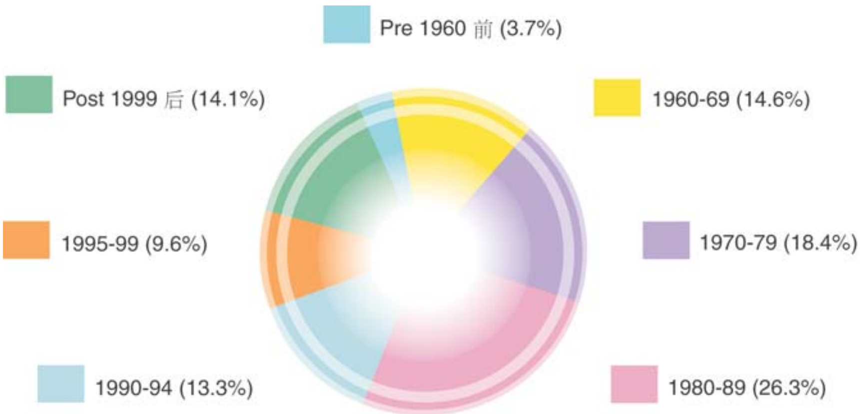
Private Domestic

这类别包括设有煮食设施、浴室及厕所的独立居住单位，但不包括村屋、解放军辖下的宿舍、公用事业机构物业附设的宿舍、私营机构宿舍(包括教育院校的学生宿舍)、医院管理局辖下的宿舍，以及酒店和旅舍。读者应注意2001年及以前的数字是包括村屋在内。2005年底此类物业的总存量为1 053 000个单位。图表显示按楼龄分类的总存量。

This sector comprises independent domestic units with an exclusive cooking area, bathroom and toilet, but does not include village houses, quarters held by the People's Liberation Army, quarters attached to premises of utility companies, dormitories (including student dormitories in educational institutes), quarters held by the Hospital Authority, hotels and hostels. It should be noted that figures in 2001 and before include village houses. Stock in this sector was 1 053 000 units at the end of 2005. The chart shows stock distribution by age.

按楼龄分类的总存量

Stock Distribution by Age



2005年的私人住宅落成量是17 320个单位，比前一年减少33%。当中53%的新落成单位位于新界，另外25%位于港岛，22%则位于九龙。在地区分布上，荃湾录得最多新落成单位数量，占整体落成量的24%，其次为深水埗和港岛东区，各占13%。

Newly completed private domestic accommodation in 2005 amounted to 17 320 units, 33% less than the previous year. 53% of the new units were located in the New Territories, while Hong Kong and Kowloon contributed 25% and 22% respectively. District-wise, Tsuen Wan provided the highest number of new units, at 24% of the overall completions, followed by Sham Shui Po and the Eastern District of Hong Kong each accounting for 13%.

2005年的入住量为17 450个单位，较2004年的31 400个单位减少44%。年底空置量降至63 540个单位，相当于总存量的6%，其中约有6 700个空置单位(11%)由于仍未获发满意纸或转让同意书而未能入住。

Take-up in 2005 was 17 450 units, down 44% from 31 400 units in 2004. The year end vacancy decreased to 63 540 units, equivalent to 6% of stock. About 6 700 (11%) of these units were not yet issued with Certificate of Compliance or Consent to Assign, and could not have been occupied.

根据2005年12月31日的资料显示，预期2006年及2007年的新落成单位分别约有17 200个及16 400个。在2006年，约有54%的新落成单位会位于新界，35%位于九龙，馀下的11%则位于港岛。按地区计，将军澳和油尖旺将分别占整体新落成单位的18%和14%。至2007年，预测全年落成量会有73%来自新界，而港岛及九龙分别占馀下10%和17%。

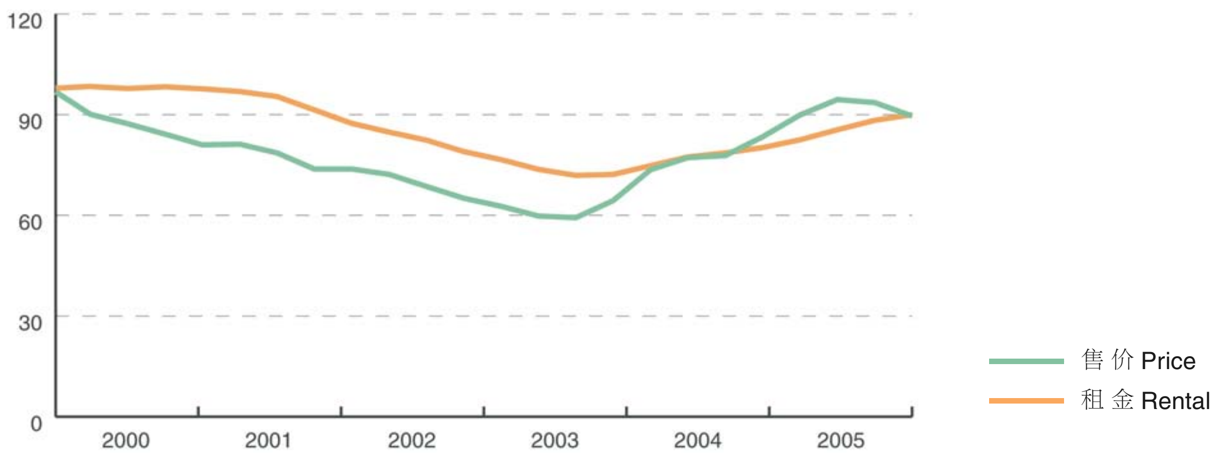
It was estimated as at 31 December 2005 that about 17 200 units and 16 400 units would be completed in 2006 and 2007 respectively. In 2006, about 54% of the new units would be located in the New Territories, followed by another 35% in Kowloon and the remaining 11% in Hong Kong. On district level, Tseung Kwan O and Yau Tsim Mong would contribute about 18% and 14% respectively of the new units. In 2007, 73% of the estimated total supply in that year would come from the New Territories, with the remaining shares of 10% and 17% attributed respectively to Hong Kong and Kowloon.

售价在2005年初急升，经年中巩固后，至接近年底时回落。2005年第四季的整体售价指数，与前一年同期比较，录得7%的升幅。租金则全年持续上升。2005年第四季租金指数的按年升幅为12%。

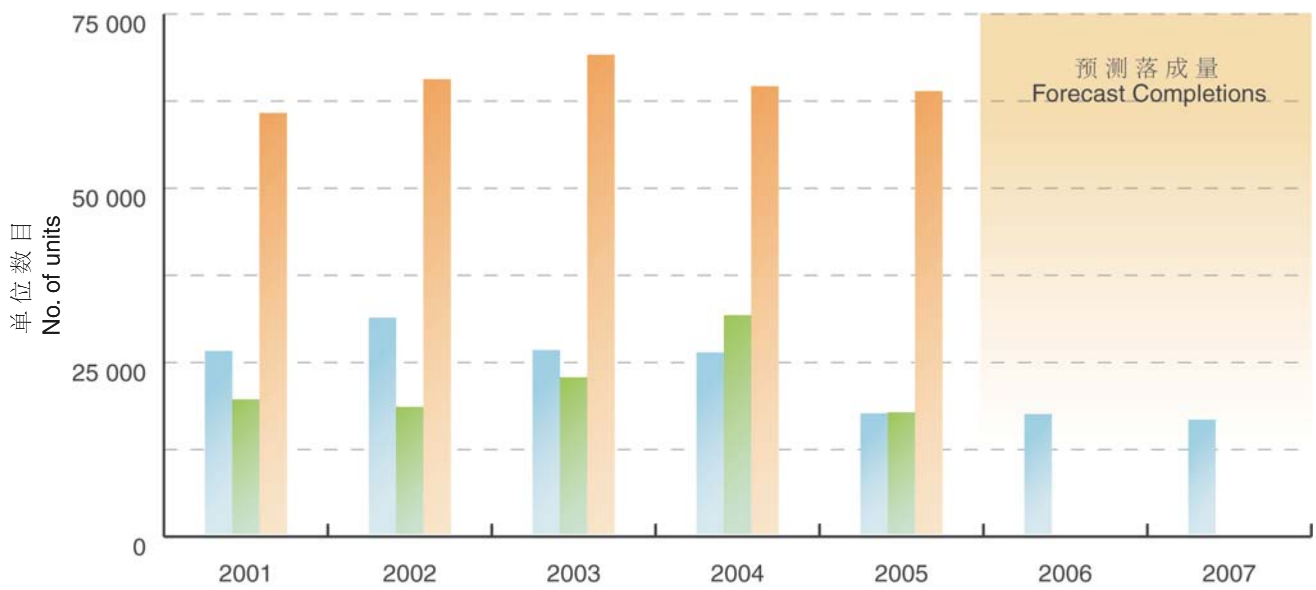
Prices rose rapidly in the early part of 2005, consolidated in mid-year, and declined towards the end of the year. The overall price index for the fourth quarter of 2005 recorded an increase of 7% over the same period of the previous year. Rents rose continuously throughout the year. The rental index in the last quarter of 2005 gained a year-on-year growth of 12%.

售价及租金指数

Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	26 260	31 050	26 400	26 040^	17 320	17 200#	16 400#
入住量 Take-up	19 320	18 240	22 490	31 400^	17 450		
空置量 Vacancy	60 410	65 270	68 780	64 250	63 540		
%+	5.7	6.6	6.8	6.2	6.0		

* 2001年的数字是包括村屋在内，而从2002年开始的数字则不包括村屋。
2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses.

^ 包括在年内由资助出售房屋转为私人住宅的单位
Including those private flats converted from subsidised sale flats during the year

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

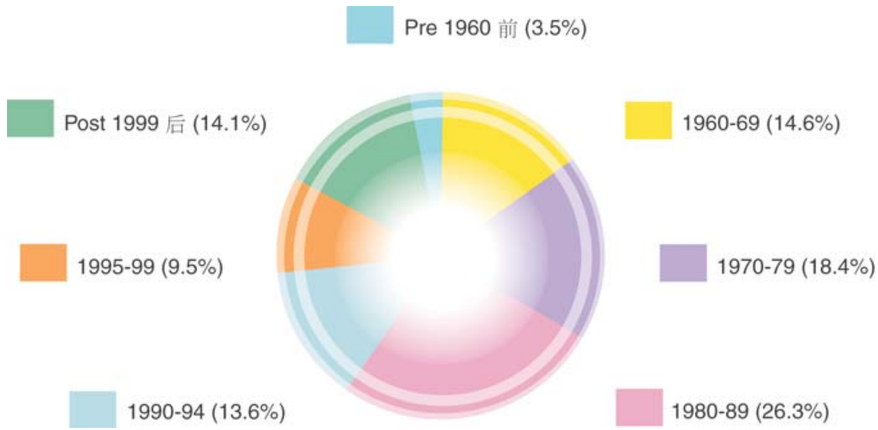
\# 预测数字
Forecast figures

此分类包括实用面积为100平方米以下的单位。2005年底的总存量为977 000个单位，约占私人住宅总存量的93%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of less than 100 m². Stock at the end of 2005 was 977 000 units which accounted for about 93% of the total private domestic stock. The chart shows stock distribution by age.

按楼龄分类的总存量

Stock Distribution by Age



2005年落成的单位共有16 250个，当中约55%位于新界，馀下单位则平均分布于港岛及九龙。荃湾、深水埗及港岛东区的供应量最多。B类单位占此分类落成量66%，如以整体新落成量计，则为62%。

16 250 units were completed in 2005 of which some 55% were located in the New Territories. The remaining units were distributed almost equally between Hong Kong and Kowloon. Major supply came from Tsuen Wan, Sham Shui Po and the Eastern District of Hong Kong. Class B units accounted for 66% of the completions in this sub-sector and 62% in terms of the total new supply.

2005年的入住量为16 150个单位，较2004年下降约48%。年底空置量为56 000个单位，占总存量5.7%，较前一年的5.9%为低。

在2005年底时预测，2006年及2007年会分别约有15 500和14 100个单位落成。在2006年，预计新落成量的57%及33%会分别位于新界和九龙。在2007年，有75%的新落成单位会位于新界。

Take-up of 16 150 units in 2005 was about 48% below the 2004 level. Vacancy at the year end was 56 000 units, representing 5.7% of stock, which was lower than the 5.9% for the previous year.

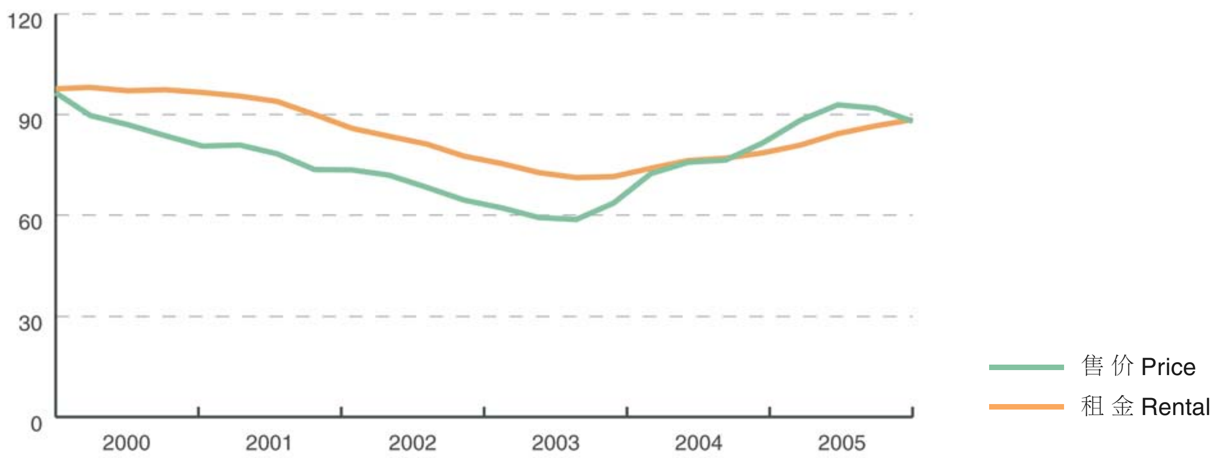
As estimated at the end of 2005, about 15 500 units and 14 100 units would be completed in 2006 and 2007 respectively. In 2006, the New Territories and Kowloon would contribute 57% and 33% respectively to the estimated new completions. In 2007, 75% of the new units would be located in the New Territories.

售价在年初上升，在第二季及第三季则靠稳，及至第四季开始下跌。2005年第四季的临时售价指数较前一年同期上升8%。租金在整年中是持续向上。2005年第四季的临时租金指数较前一年上升13%。

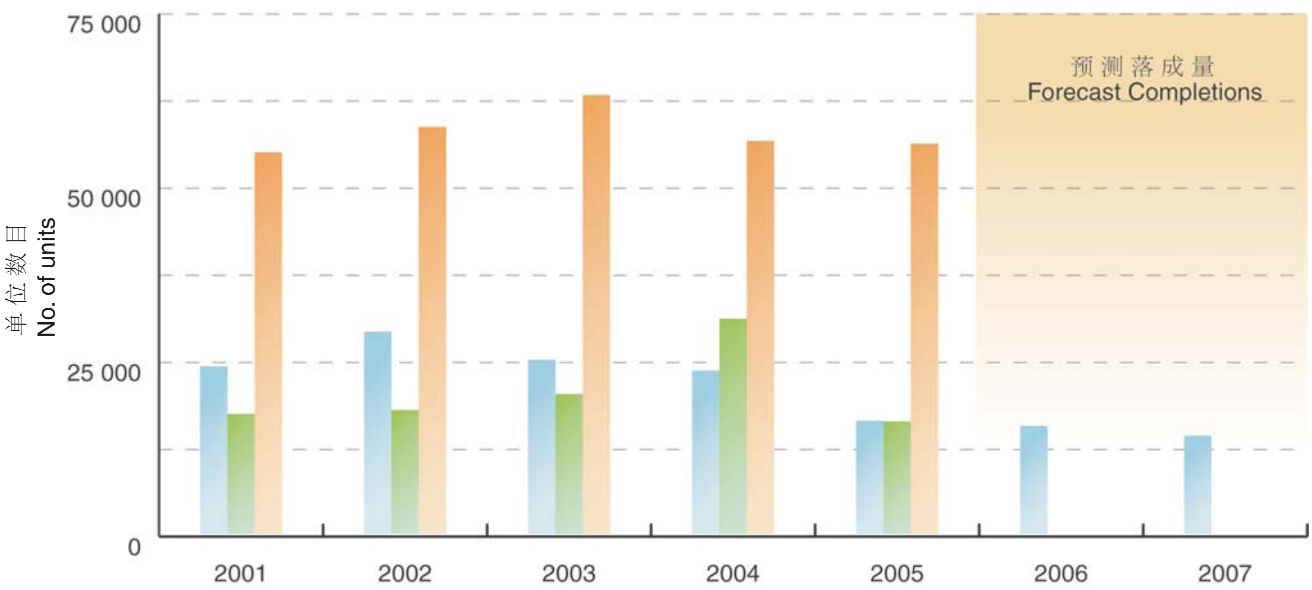
Prices escalated in the early part of 2005, stabilised in the second and third quarters, and then started to fall in the last quarter. The provisional price index for the fourth quarter of 2005 was 8% higher compared with the same period of the year before. Rents climbed continually throughout the year, with the provisional rental index for the last quarter of 2005 13% above that of the previous year.

售价及租金指数

Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	24 050	29 030	25 000	23 460^	16 250	15 500#	14 100#
入住量 Take-up	17 220	17 780	20 080	30 890^	16 150		
空置量 Vacancy	54 770	58 390	62 980	56 400	56 000		
%+	5.6	6.4	6.7	5.9	5.7		

* 2001年的数字是包括村屋在内，而从2002年开始的数字则不包括村屋。
2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses.

^ 包括在年内由资助出售房屋转为私人住宅的单位
Including those private flats converted from subsidised sale flats during the year

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

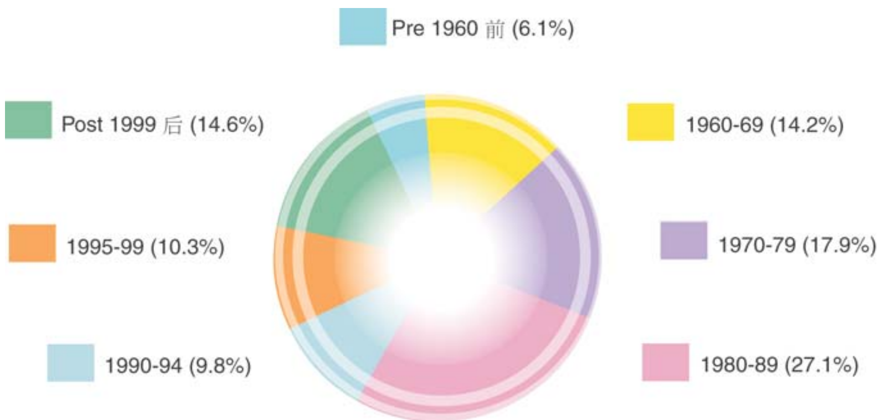
\# 预测数字
Forecast figures

此分类包括实用面积为100平方米或以上的单位。2005年底总存量为76 300个单位，占私人住宅总存量7%。图表显示按楼龄分类的总存量。

This sub-sector comprises units with a saleable area of 100 m² or above. Stock at the end of 2005 was 76 300 units, accounting for 7% of the total private domestic stock. The stock distribution by age is shown in the chart.

按楼龄分类的总存量

Stock Distribution by Age



2005年有1 070个单位落成，其中约有60%位于港岛，主要集中于南区。

There were 1 070 units completed in 2005. About 60% of the new units in this sub-sector were located in Hong Kong and a majority of them were in the Southern District.

2005年的入住量录得1 300个单位，较2004年的510个单位有明显的升幅。年底的空置量下降至7 540个单位，占此类总存量9.9%。

预测2006年及2007年的新供应量会分别上升至1 700个单位及2 300个单位。在2006年约有54%的新单位将会位于九龙，主要集中于深水埗。在2007年，预计超过60%的供应量将会位于新界，其中以沙田和大埔的供应量占最多。

Take-up in 2005 has increased substantially, recording 1 300 units as compared with 510 units in 2004. The year end vacancy declined to 7 540 units, representing 9.9% of stock in this sub-sector.

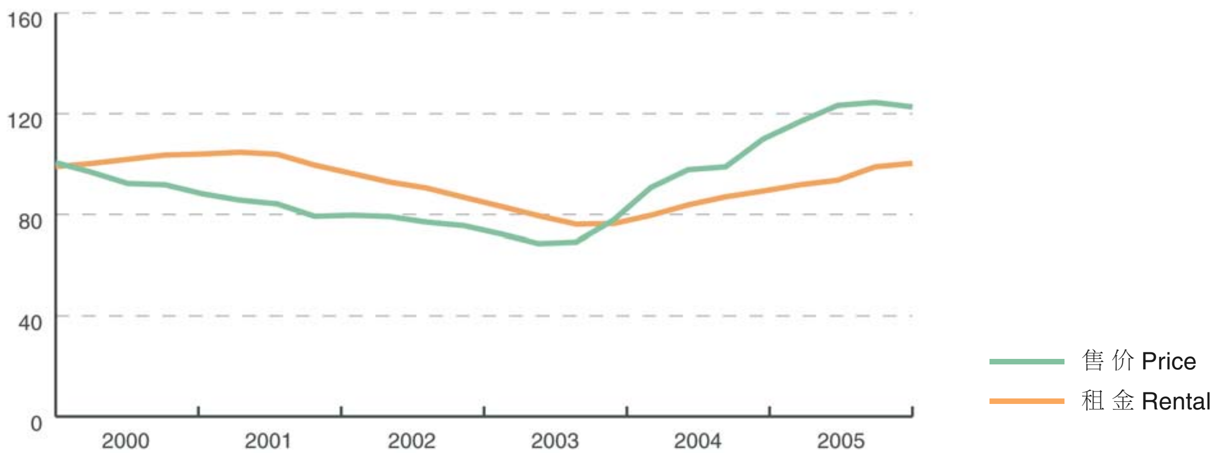
New supply is anticipated to rise to 1 700 units in 2006 and 2 300 units in 2007. In 2006, about 54% of the new units would be in Kowloon, with Sham Shui Po contributing the major share. In 2007, over 60% of the forecast supply would be located in the New Territories, with Sha Tin and Tai Po being the largest suppliers.

售价在2005年首三季录得上升，至第三季升至见顶，接着在第四季开始回落。虽然售价在接近年底时下跌，但2005年第四季的临时售价指数仍较2004年同期高出12%。租金全年升势持续。2005年第四季的临时租金指数较前一年同期录得12%的升幅。

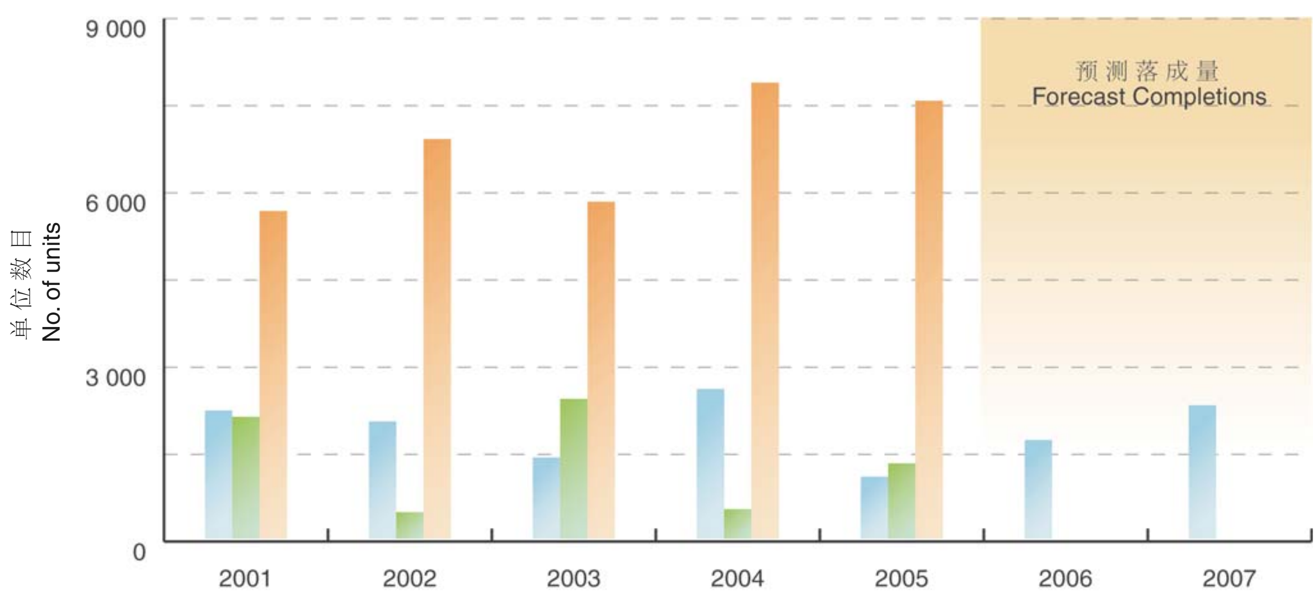
Price rises were recorded in the first three quarters of 2005, peaking in the third quarter before starting to decline in the fourth quarter. Despite the fall in prices towards the year end, the provisional price index for the final quarter of 2005 was still 12% higher than the same period in 2004. The trend of rising rents persisted throughout the year. The provisional rental index of the fourth quarter in 2005 registered a 12% increase over the corresponding quarter a year earlier.

售价及租金指数

Price and Rental Indices



落成量、入住量及空置量
Completions, Take-up and Vacancy



	2001*	2002	2003	2004	2005	2006	2007
落成量 Completions	2 210	2 020	1 400	2 580	1 070	1 700#	2 300#
入住量 Take-up	2 100	460	2 410	510	1 300		
空置量 Vacancy	5 640	6 880	5 800	7 850	7 540		
%+	7.3	9.6	8.0	10.4	9.9		

* 2001年的数字是包括村屋在内，而从2002年开始的数字则不包括村屋。
2001 figures are inclusive of village houses. However figures from 2002 onwards exclude village houses.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

Private Office

私人写字楼

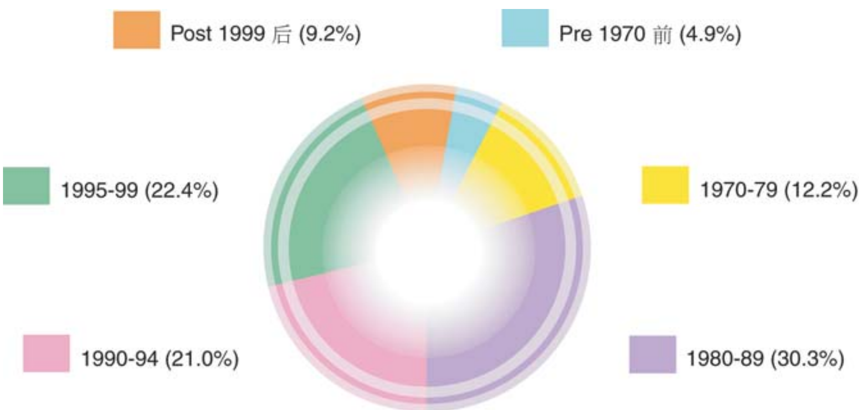
私人写字楼

Private Office

2005年底私人写字楼的总存量为9 769 700平方米，当中甲级写字楼占59%，乙级写字楼占25%，而丙级写字楼则占16%。2005年底，上环、中区、湾仔、铜锣湾及尖沙咀等核心地区的写字楼占总存量的65%。图表显示按楼龄分类的所有级别写字楼总存量。

The total stock of private offices at the end of 2005 amounted to 9 769 700 m², comprising 59% Grade A, 25% Grade B and 16% Grade C offices. Office space in the core districts of Sheung Wan, Central, Wan Chai, Causeway Bay and Tsim Sha Tsui accounted for 65% of the total stock at the end of 2005. The chart shows the total stock of all offices by age.

按楼龄分类的总存量
Stock Distribution by Age



2005年私人写字楼的落成量为34 100平方米，只有2004年落成量的12%，创1970年以来的新低。89%的供应为甲级写字楼，共有30 200平方米。

Office completions in 2005 were 34 100 m², only 12% of 2004 and a record low since 1970. 89% of the supply were Grade A space, amounting to 30 200 m².

2005年写字楼的使用量达420 200平方米，显著超过前一年。由于使用量远高于落成量，年底整体空置量大幅下降至853 800平方米，占总存量的8.7%。

预计2006年及2007年的落成量会分别回升至151 600平方米及186 400平方米。核心地区在全港的供应中所占的比重将会锐减。2006年，只有19%的新落成量来自核心地区，而此百分比到2007年将会骤降至只有3%。2006年及2007年的落成面积中，甲级写字楼分别会占76%及87%。初步数据显示，2008年的整体落成量将会相若。

Take-up in 2005 was 420 200 m^2, considerably higher than the previous year. As the take-up far exceeded the completion level, overall vacancy at the year end dropped significantly to 853 800 m^2, representing 8.7% of stock.

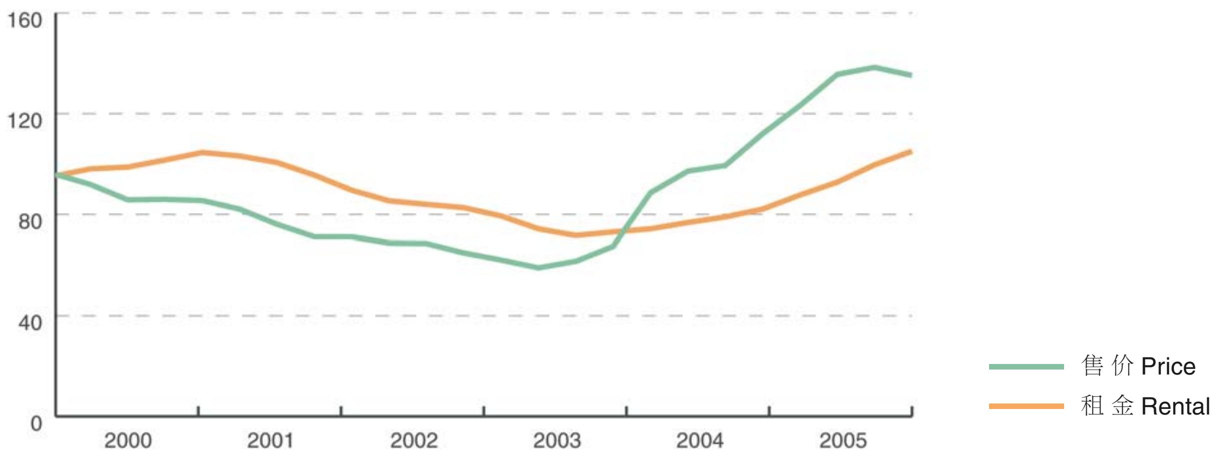
Completions in 2006 and 2007 are expected to increase to 151 600 m^2 and 186 400 m^2 respectively. The core districts will play a diminishing role in the contributions to the territory-wide supply. In 2006, only 19% of the new supply will come from the core districts, and will plunge further to only 3% in 2007. In 2006 and 2007, Grade A offices will account for 76% and 87% respectively of the new completions. Preliminary indications point to a similar level of overall completions in 2008.

各级写字楼的售价于2005年初急升，及至第二季升势开始放缓。2005年第四季的整体临时售价指数，较前一年同期上升了21%。另一方面，2005年内各级别写字楼的租金均稳步上扬，第四季的临时租金指数较一年前上升了28%。

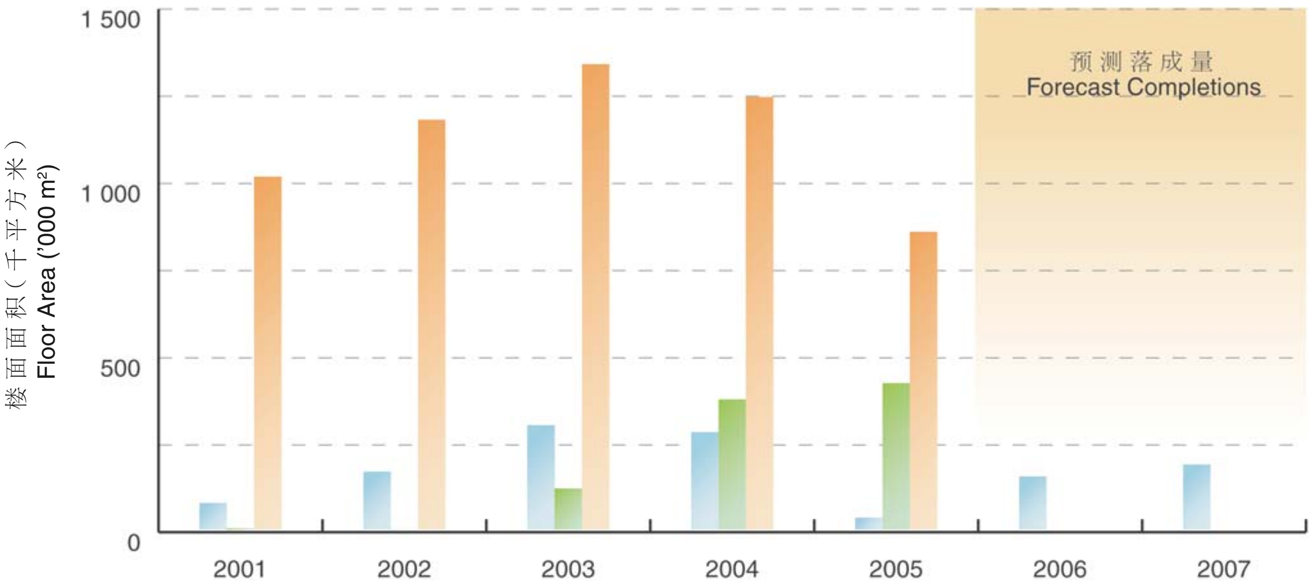
Prices rose sharply at the beginning of 2005, followed by a gentle upward path from the second quarter onward. The overall provisional price index in the last quarter of 2005 rose 21% over the same period a year earlier. On the other hand, rents climbed up steadily throughout the year with the fourth quarter 2005 provisional index registering a 28% gain in one year's time.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	76	166	299	279	34	152#	186#
使用量 Take-up	3^	0.2	118^	373	420		
空置量 Vacancy	1 012	1 175	1 334	1 240	854		
%+	11.1	12.6	14.0	12.7	8.7		

^ 在年内因楼宇改建关系而调整使用量数字以反映此项改变。
The take-up figures had been adjusted to reflect building conversions which took place during the year.

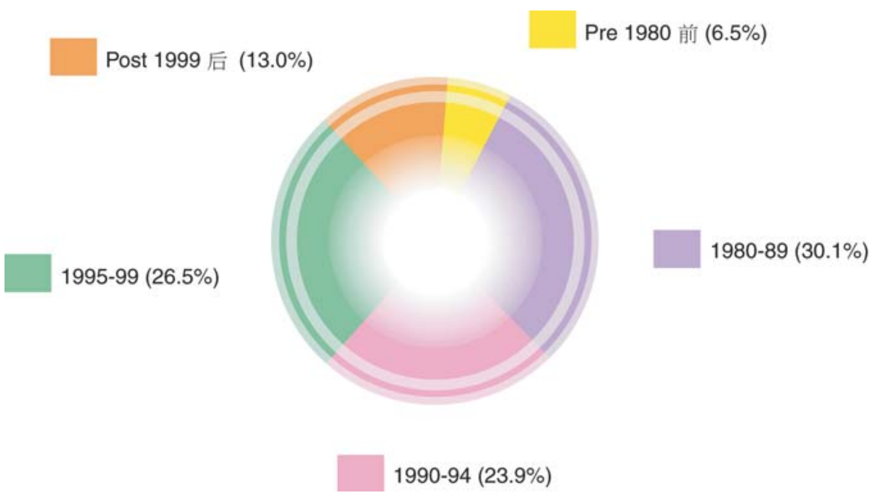
\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

2005年底甲级写字楼的总存量为5 732 200平方米，占所有级别写字楼总存量59%。图表显示按楼龄分类的甲级写字楼总存量。

The stock of Grade A office space at the end of 2005 amounted to 5 732 200 m², representing 59% of the total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量
Stock Distribution by Age



总存量的61%位于港岛，而九龙及新界则分别占30%及9%。

Hong Kong Island accounted for 61% of stock. Kowloon and the New Territories constituted 30% and 9% respectively.

2005年甲级写字楼的落成量极少，只有30 200平方米，来自中环一个发展项目，是2004年落成量的13%。

Grade A space completions in 2005 stood at a very low level, amounting to 30 200 m² from one development in Central. The completions constituted only 13% of the level in 2004.

2005年的使用量显著上升至324 500平方米，当中的48%位于核心地区。空置量降至462 000平方米，占总存量的8.1%。各核心地区的空置情况均有显著改善，空置率明显下降。

Take-up in 2005 increased significantly to 324 500 m², with 48% of the space taken up being in the core districts. Vacancy plunged to 462 000 m² or 8.1% of stock. Substantial improvements were recorded in all core districts as evidenced by noticeable decline in vacancy rates.

预测未来两年的落成量会回升至正常水平，在2006年及2007年会分别回升至114 800平方米及162 000平方米。2006年的新供应主要集中在观塘、荃湾和赤鱲角，而中环只有一个甲级发展项目。预计2007年所有甲级写字楼落成量将来自油尖旺、观塘和沙田这三个地区。展望2008年，落成量将会处于相若水平。

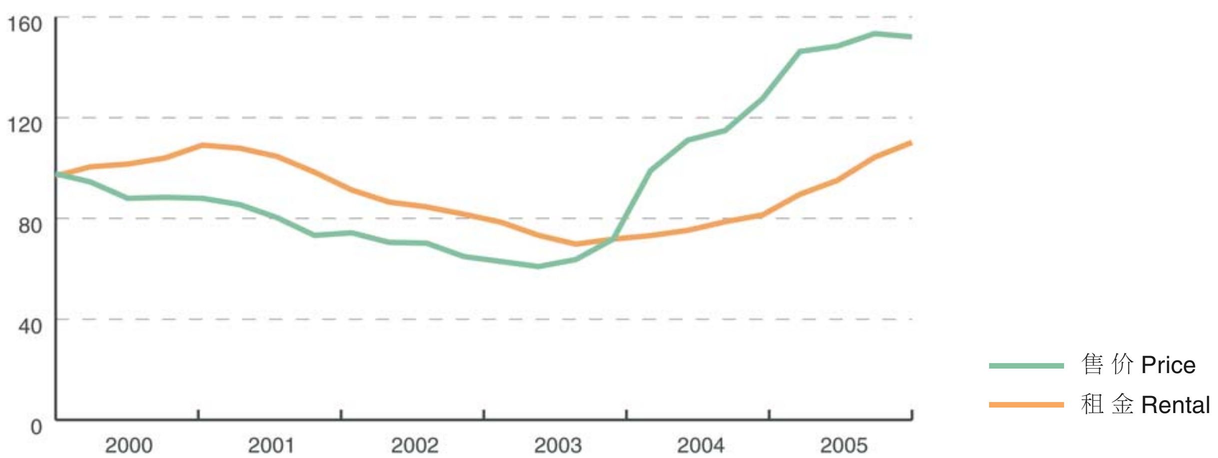
Completions in the following two years are expected to rise to normal levels of 114 800 m² and 162 000 m² in 2006 and 2007 respectively. The supply in 2006 will mainly come from Kwun Tong, Tsuen Wan and Chek Lap Kok, while Central will contribute only one Grade A development. In 2007, the three districts of Yau Tsim Mong, Kwun Tong and Sha Tin are expected to account for all Grade A space completions. Looking ahead, completions in 2008 will be at a similar level.

售价于2005年第一季急升，及至第二季升势开始放缓，并在下半年保持平稳。甲级写字楼在2005年第四季的临时售价指数较前一年同期上升了19%。年内租金稳步攀升，2005年第四季的按年升幅为35%。

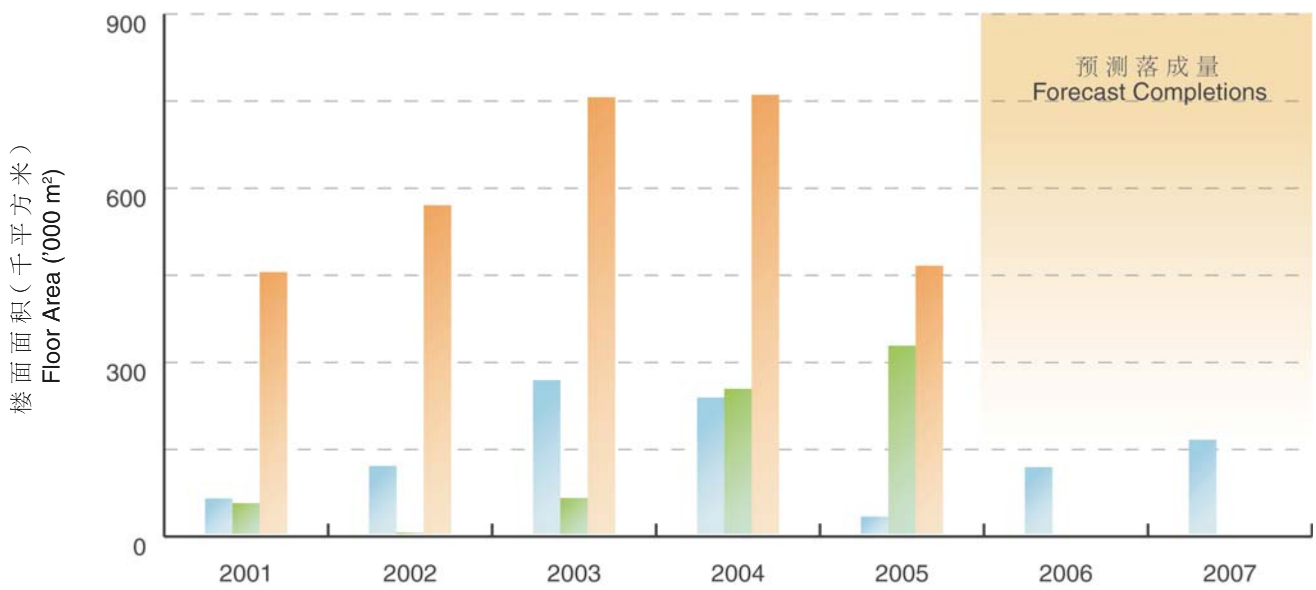
Prices surged sharply in the first quarter of 2005. The increase slowed down in the second quarter and the level stabilised in the second half of the year. The provisional price index of Grade A offices gained 19% in the last quarter of 2005 relative to the same period a year earlier. Rents climbed up steadily throughout the year with a year-on-year increase of 35% in the last quarter of 2005.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	61	117	265	235	30	115#	162#
使用量 Take-up	53^	2	62^	250^	324		
空置量 Vacancy	451	566	752	756	462		
%+	8.7	10.8	13.7	13.1	8.1		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figures had been adjusted to reflect regradings and building conversions.

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

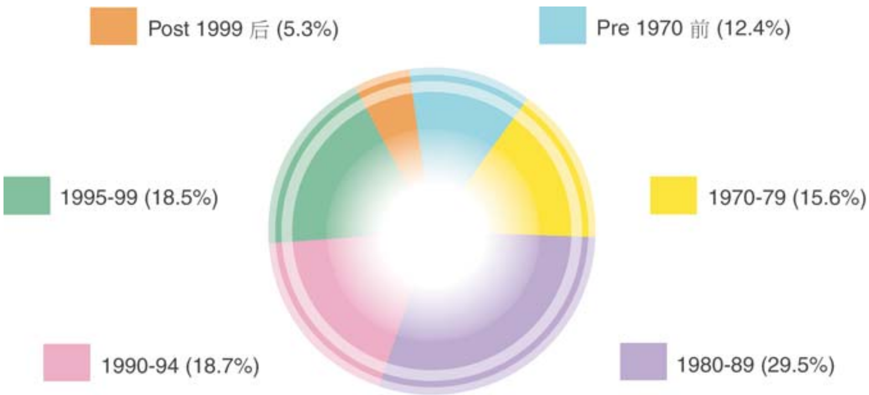
预测数字
Forecast figures

2005年底乙级写字楼的总存量为2 452 100平方米，占所有级别写字楼总存量的25%。图表显示按楼龄分类的乙级写字楼总存量。

At the end of 2005, stock of Grade B offices was 2 452 100 m², representing 25% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量

Stock Distribution by Age



总存量的64%位于港岛，九龙和新界则分别占33%和3%。

64% of the stock was located on Hong Kong Island, while Kowloon and the New Territories accounted for 33% and 3% respectively.

2005年乙级写字楼的落成量微不足道，仅得2 200平方米，只有尖沙咀一个发展项目落成。

Completions of Grade B offices were at a negligible level of merely 2 200 m² in 2005. Only one development in Tsim Sha Tsui was completed.

2005年的使用量为73 100平方米，较上一年有轻微增长。由于使用量超过落成量，空置量因而减少至225 600平方米，即总存量的9.2%。

预计2006年的落成量为27 600平方米，但到了2007年则会锐减至4 700平方米。在2006年的供应中，预计约有60%的新落成面积坐落于观塘，而2007年所有新供应均位于湾仔。

Take-up in 2005 was 73 100 m², which was a moderate increase over the previous year. With take-up exceeding completions, vacancy dropped to 225 600 m², representing 9.2% of stock.

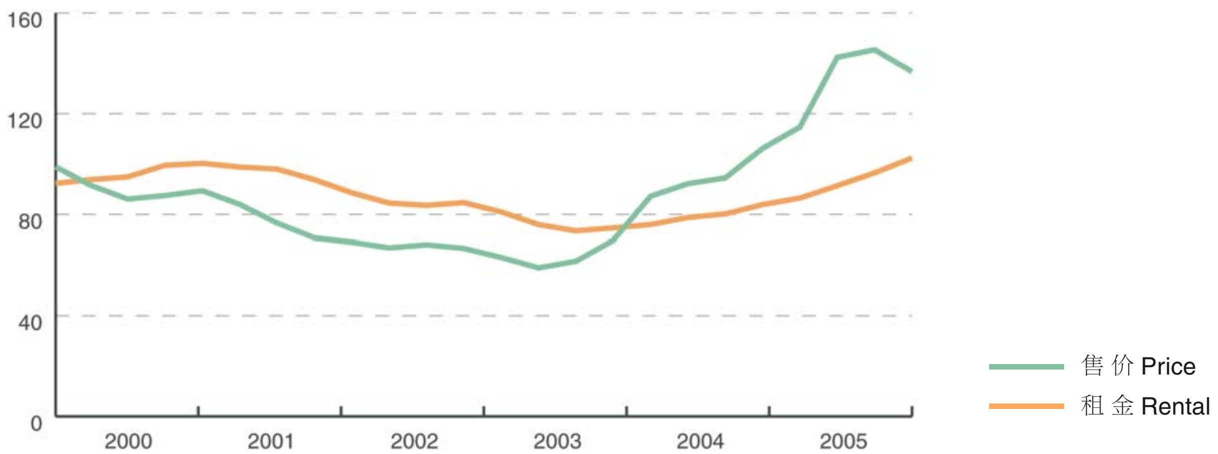
Forecast completions in 2006 are 27 600 m², but will plunge to 4 700 m² in 2007. For the supply in 2006, about 60% of the new space is expected to come from Kwun Tong, whereas the entire supply in 2007 will be located in Wan Chai.

乙级写字楼的售价于2005年上半年急升，在下半年却变得颇为反覆。2005年第四季的临时售价指数显示，价格较2004年同期上升了29%。另一方面，年内租金稳步向上。与前一年同期比较，2005年最后一季的租金录得22%的升幅。

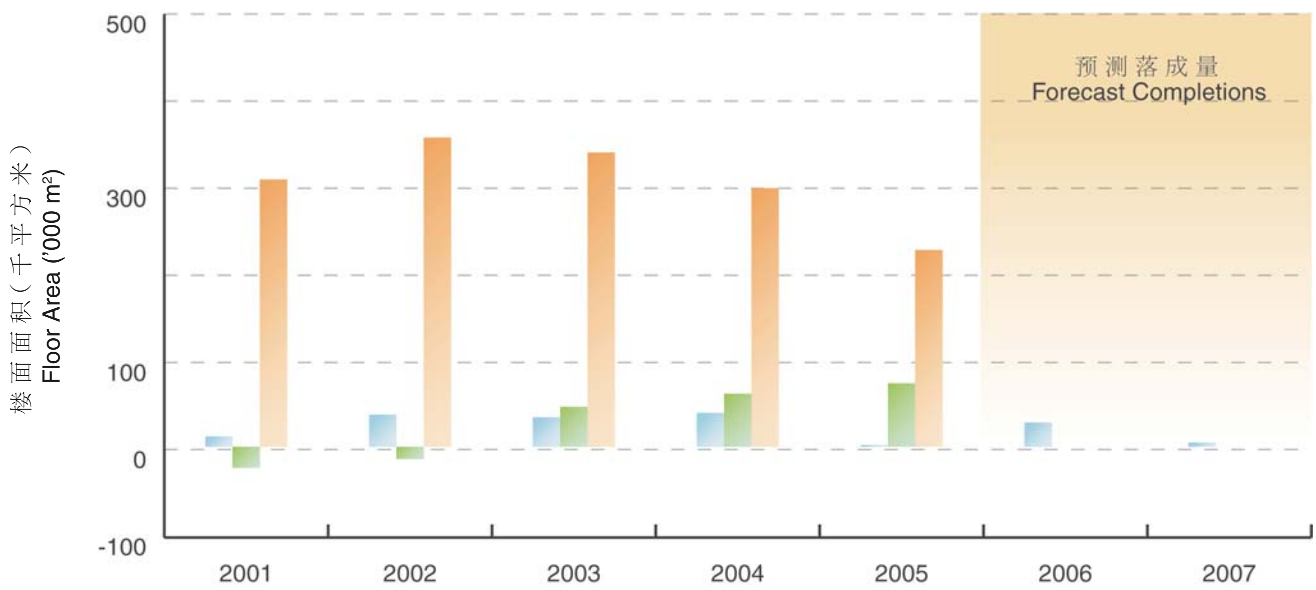
Prices increased rapidly in the first half of 2005 but fluctuated in the second half of the year. The provisional price index for the fourth quarter of 2005 indicated an increase of 29% over the same period in 2004. On the other hand, rents increased steadily during the year, with the final quarter of 2005 registering a 22% growth against the corresponding period of the previous year.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	12	37	34	39	2	28#	5#
使用量 Take-up	-24^	-14	46	61^	73		
空置量 Vacancy	307	355	338	297	226		
%+	13.1	14.6	13.8	12.1	9.2		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figures had been adjusted to reflect regradings and building conversions.

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

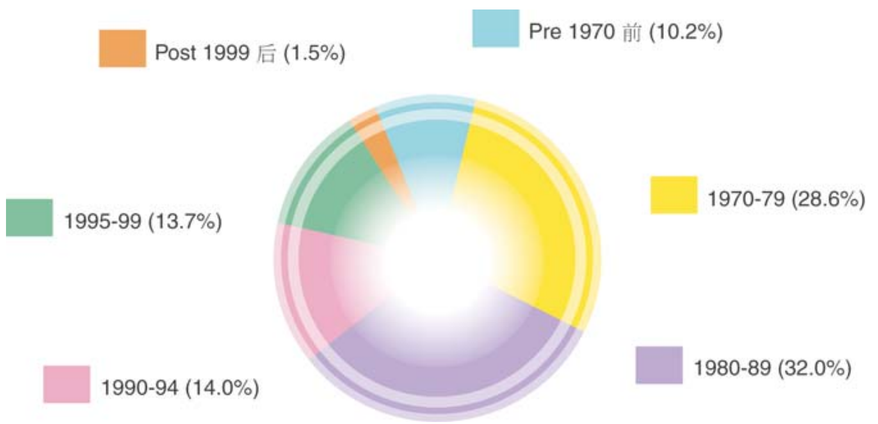
预测数字
Forecast figures

2005年底丙级写字楼的总存量为1 585 400平方米，占所有级别写字楼总存量的16%。图表显示按楼龄分类的丙级写字楼总存量。

The stock of Grade C office was 1 585 400 m² at the end of 2005, representing 16% of total office stock. The chart shows the distribution of stock in this grade by age.

按楼龄分类的总存量

Stock Distribution by Age



总存量的67%位于港岛，九龙和新界则分别占31%和2%。

Hong Kong Island accounted for 67% of stock, while the share for Kowloon and the New Territories was 31% and 2% respectively.

2005年共有1 700平方米的丙级写字楼落成，只及2004年落成量的三分之一，全部坐落于中环和上环这两个核心地区。

1 700 m² Grade C space were completed in 2005, only one-third of the completion level of 2004. They were all located in the core districts of Central and Sheung Wan.

2005年的使用量为22 600平方米。由于落成量非常少，空置量因而降至166 200平方米，占总存量的10.5%。

在2006年及2007年，预计落成量会分别大幅上升至9 200平方米及19 700平方米。2006年的新落成量主要集中在核心地区，而在2007年，几乎所有新供应均来自深水埗。

2005 recorded a take-up of 22 600 m². Against a very low level of completions, vacancy declined to 166 200 m², representing 10.5% of stock.

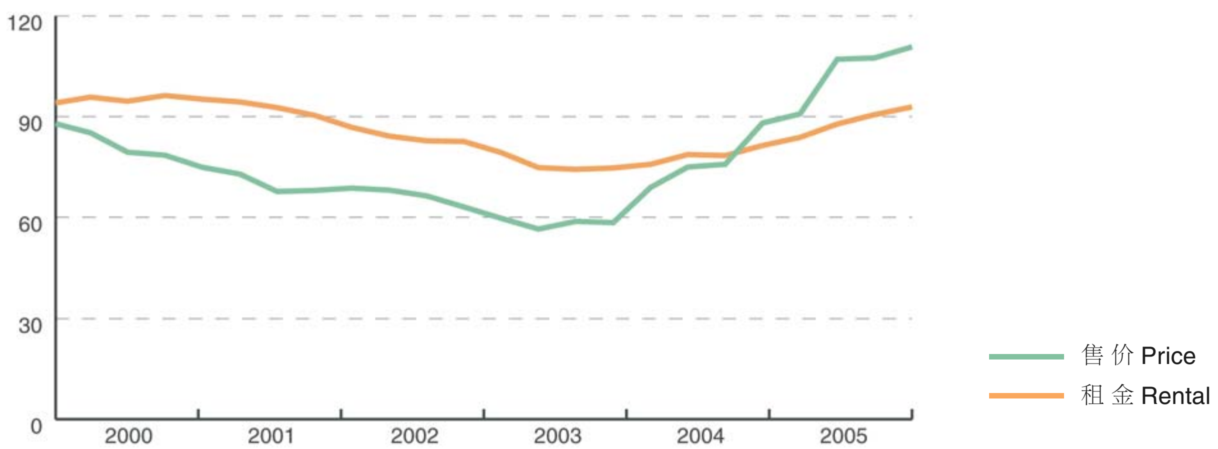
Completions in 2006 and 2007 are anticipated to rise substantially to 9 200 m² and 19 700 m² respectively. For 2006, the new completions will be located mainly in the core districts, whereas 2007 will see almost all the new space coming from Sham Shui Po.

售价在2005年上半年显著上升，而在下半年巩固。2005年第四季的临时售价指数录得26%的按年升幅。年内租金升幅温和，较前一年同期上升了14%。

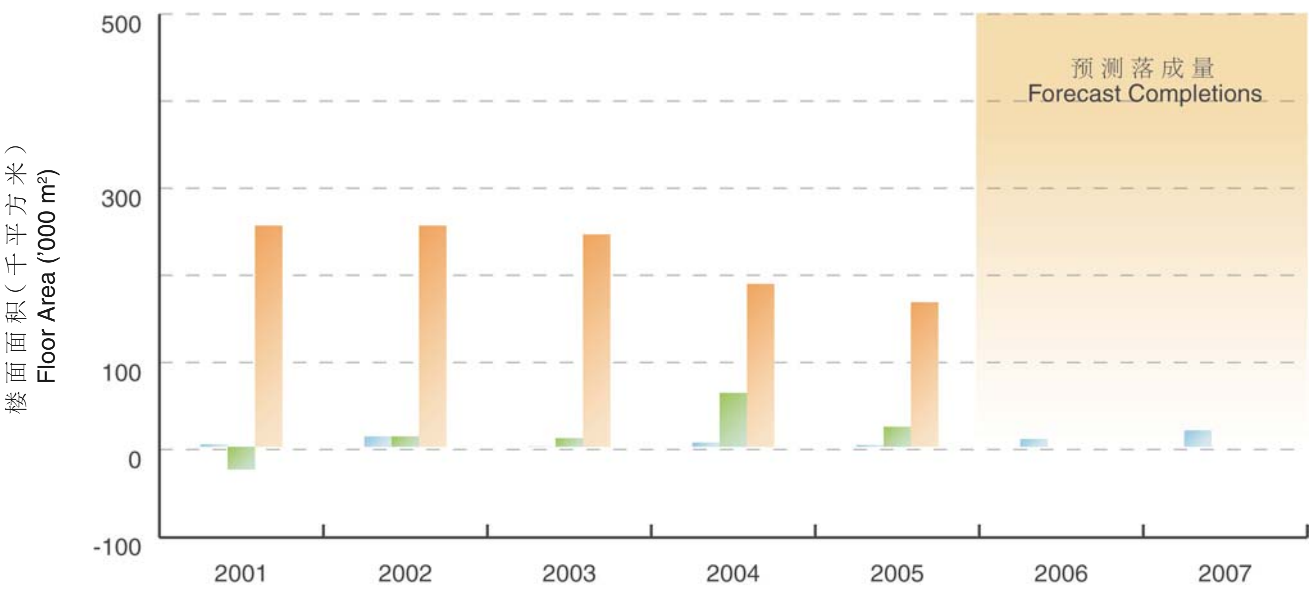
Prices escalated in the first half of 2005 and consolidated in the second half of the year. The provisional price index of the fourth quarter 2005 showed an increase of 26% year-on-year. Rents edged up at a modest pace throughout the year, and gained 14% over the same period.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	3	12	0.3	5	2	9#	19#
使用量 Take-up	-26^	12	10	62	23		
空置量 Vacancy	254	254	244	187	166		
%+	15.8	15.8	15.2	11.7	10.5		

^ 在年内因级别的重新分类/楼宇改建而调整使用量数字以反映这些改变。
The take-up figure had been adjusted to reflect regradings and building conversions.

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

Private Commercial

私人商业楼宇

私人商业楼宇
Commercia

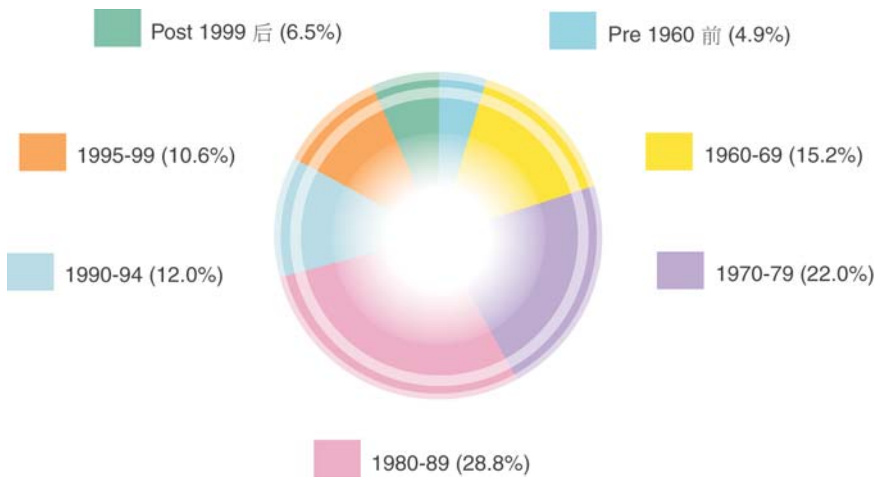
这类别包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇。

This sector comprises retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices.

这类物业在2005年底的总存量为9 522 400平方米，其中32%位于港岛、41%位于九龙、27%位于新界。按楼龄分类的总存量详见图表。

Stock in this sector at the end of 2005 was 9 522 400 m^2, with 32% of the total space on Hong Kong Island, 41% in Kowloon and 27% in the New Territories. Distribution of total stock by age is shown in the chart.

按楼龄分类的总存量
Stock Distribution by Age



2005年的落成量为110 700平方米，较前一年增加了21%。位于赤鱲角的亚洲国际博览馆占总落成量的70%，而市区的落成量则只占总供应的13%。

Completions in 2005 were 110 700 m^2, 21% above the previous year. 70% of the overall completions were attributed to AsiaWorld-Expo at Chek Lap Kok. Urban areas contributed only 13% to the total supply.

使用量较前一年有可观增长，共有139 000平方米。空置量则轻微下跌至980 100平方米，相当于总存量的10.3%。超过30%的空置面积位于两个地区：中西区和油尖旺。商场铺位和楼上商业单位占整体空置量的百分比轻微下跌至42%。

Take-up of 139 000 m² was considerably higher than that in the previous year. Vacancy recorded a slight decrease to 980 100 m², equivalent to 10.3% of stock. More than 30% of the vacant space was located in two districts: Central and Western and Yau Tsim Mong. The share of vacancy from arcade shops and upper floor commercial space fell slightly to 42% of the total.

预计未来两年的落成量会有所增加，2006年的落成量为126 600平方米，2007年的落成量则为118 600平方米。2006年的新供应当中，约有60%位于九龙，主要集中在九龙站，另外有33%则来自新界。2007年的供应量同样以九龙占大多数，约为总数的70%，主要坐落于观塘。

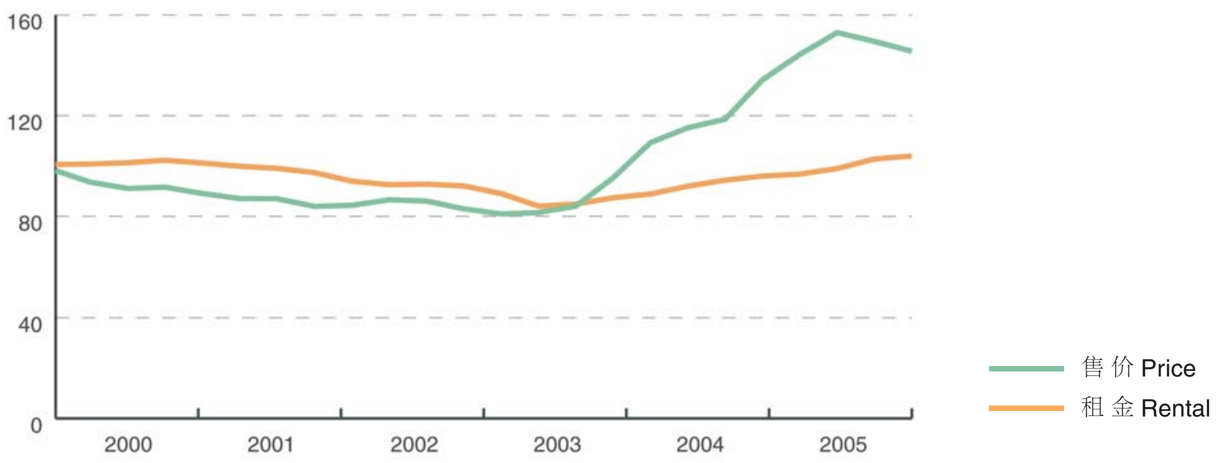
Higher completions are anticipated in the following two years, at 126 600 m² in 2006 and 118 600 m² in 2007. About 60% of the new supply in 2006 will be located in Kowloon, largely at Kowloon Station, while another 33% will come from the New Territories. In 2007, Kowloon will again account for a major share of the supply, at almost 70%, mainly in Kwun Tong.

2005年上半年零售业楼宇的售价上调，至年中开始回落，下半年则变得波动。2005年最后一季的整体售价较2004年底上升了8%。租金则录得平稳的升幅，较前一年同期增加8%。

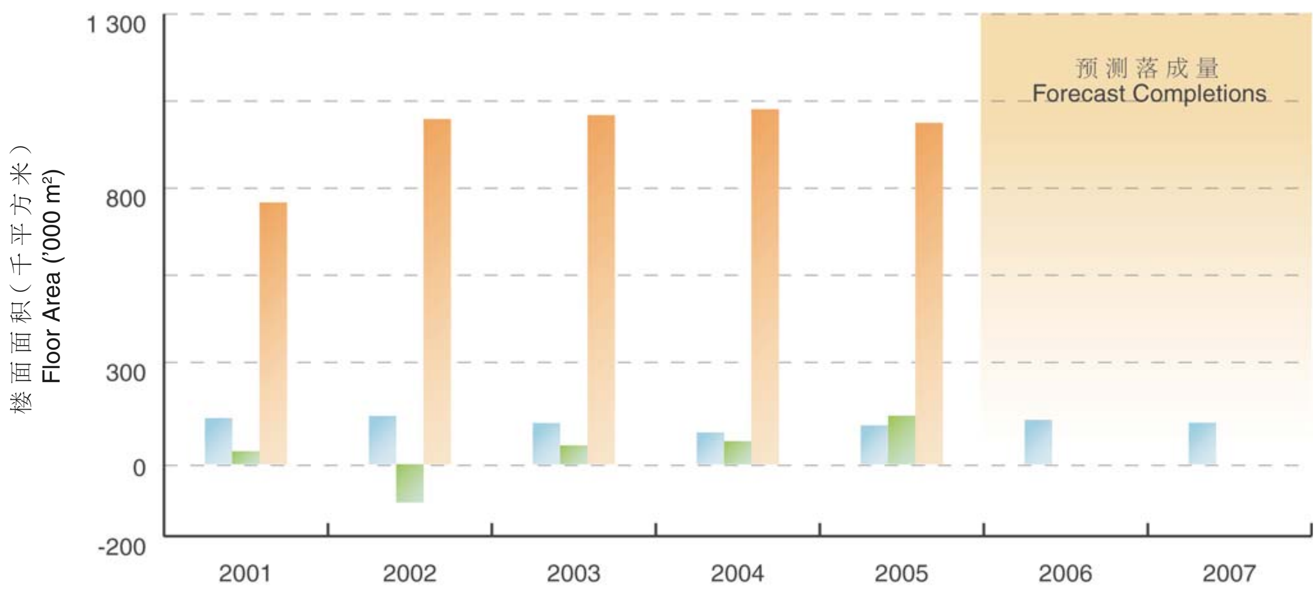
Retail prices moved upwards in the first half of 2005, came down after mid-year, and fluctuated in the second half of the year. Overall prices gained 8% in the last quarter of 2005 over the 2004 year end level. As regard rents, a steady rising trend was recorded, leading to also an 8% increase over the same period.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	132	138	118	91	111	127#	119#
使用量 Take-up	37	-110	54^	66	139		
空置量 Vacancy	751	991	1 002	1 019	980		
%+	8.2	10.7	10.8	10.8	10.3		

^ 在年内因楼宇改建关系而调整使用量数字以反映此项改变。
The take-up figure had been adjusted to reflect building conversions which took place during the year.

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

预测数字
Forecast figures

Private Industrial

私人工业楼宇

私人工业楼宇

Private Industria

这类别包括分层工厂大厦及其附属写字楼。

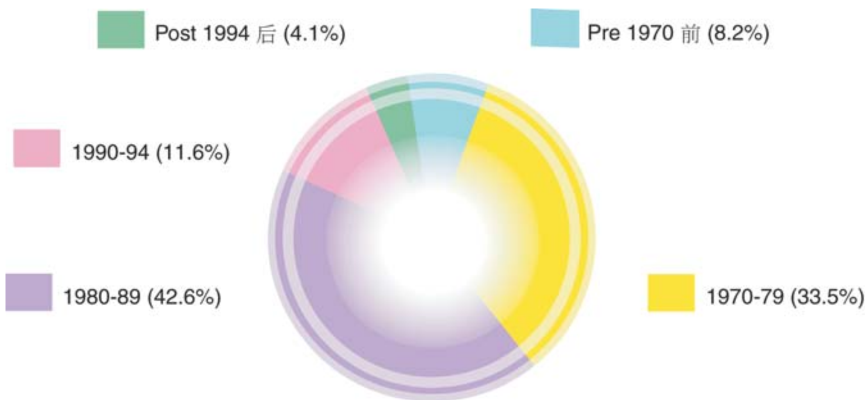
This category comprises flatted factories and ancillary office accommodation.

2005年底这类楼宇的总存量为17 468 000平方米，平均分布于市区及新界。按楼龄分类的总存量详见图表。

Stock in this sector was 17 468 000 m² at the end of 2005, and was distributed evenly between the urban areas and the New Territories. Distribution of the total stock by age is shown in the chart.

按楼龄分类的总存量

Stock Distribution by Age



2005年内并无私人分层工厂大厦落成，而使用量为218 600平方米，空置量因而减少至1 273 300平方米，占总存量的7.3%，是过往10年所录得的最低空置率。超过50%的空置面积集中在3个地区，分别是观塘、葵青和荃湾。

With no new completions in 2005 and a take up of 218 600 m², vacancy fell to 1 273 300 m², or 7.3% of stock, being the lowest vacancy rate recorded for the past ten years. Over 50% of the vacant space was found in the three districts of Kwun Tong, Kwai Tsing and Tsuen Wan.

未来两年的新供应量会极少，发展地盘鲜有动工迹象。2006年将不会有新供应，预计2007年的落成量只有位于青衣的6 700平方米。

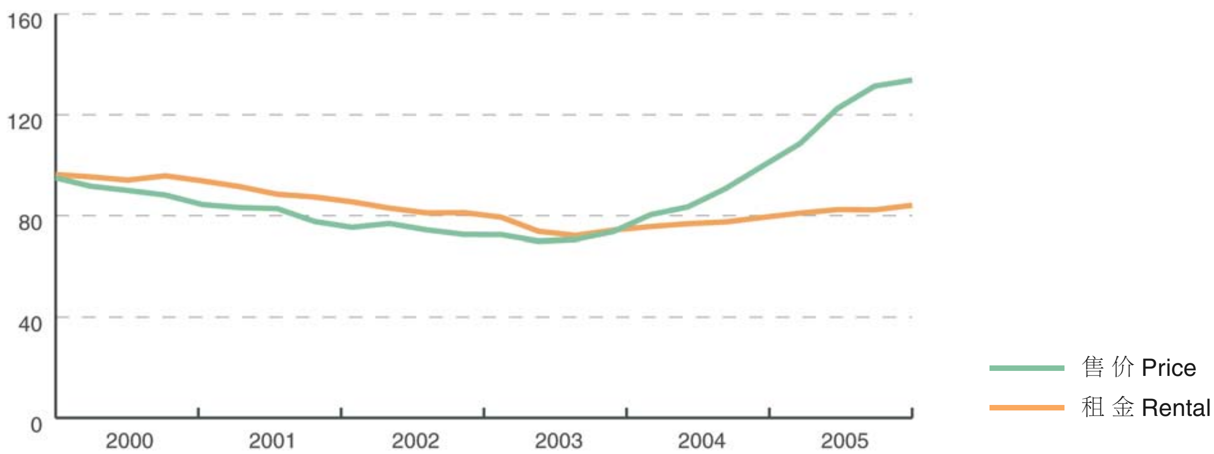
New supplies will be minimal in the forthcoming years, with development sites left inactive. There would unlikely be any new completions for 2006, and only 6 700 m² in Tsing Yi are forecast to be completed in 2007.

年内私人分层工厂大厦的售价持续攀升。2005年第四季的临时指数较2004年底录得34%的升幅。2005年首8个月的租金水平稳定，但接近年底时开始稳步上升。2005年第四季的临时租金指数与前一年同期相比，有6%的增长。

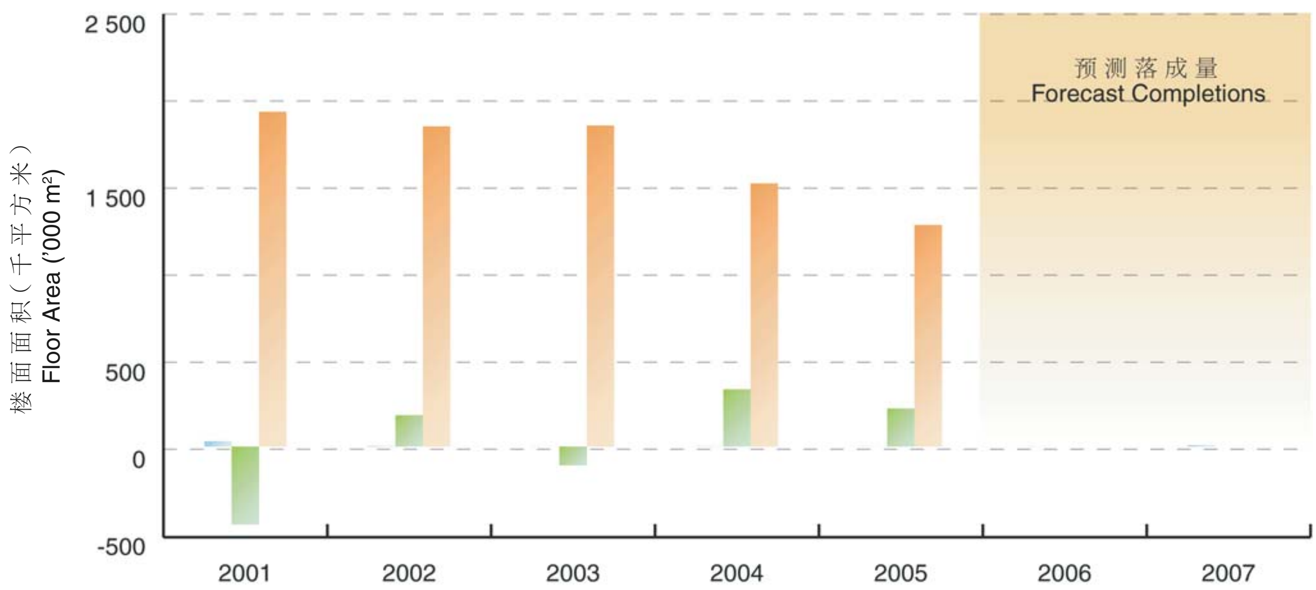
Price rises were unabated throughout the year. The provisional index of 2005 fourth quarter registered a 34% increase relative to the end of 2004 level. Rents were stable for the first eight months of 2005, but started to edge steadily upwards towards the end of the year. The provisional rental index of the final quarter 2005 finished 6% higher than the corresponding period of a year earlier.

售价及租金指数

Price and Rental Indices



落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	30	3	0	1	0	0#	7#
使用量 Take-up	-447	82	-107	329	219		
空置量 Vacancy	1 923	1 840	1 844	1 512	1 273		
%+	10.9	10.5	10.6	8.7	7.3		

+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

预测数字
Forecast figures

这类别包括设计作工贸用途，并且取得入伙纸作此用途的楼宇。

2005年底的总存量达615 700平方米，分布在本港11个地区，其中深水埗、观塘和葵青占总面积的70%以上。

2005年的新落成量来自一幢位于葵涌的私人工贸大厦，面积为4 100平方米。使用量为11 200平方米，空置量因而减少至60 600平方米，空置率为9.8%，是有记录以来的新低。约有70%的空置量集中于港岛东区、观塘和葵青。

由于市场对这类物业的需求疲弱，预计2006年或2007年不会有新供应。

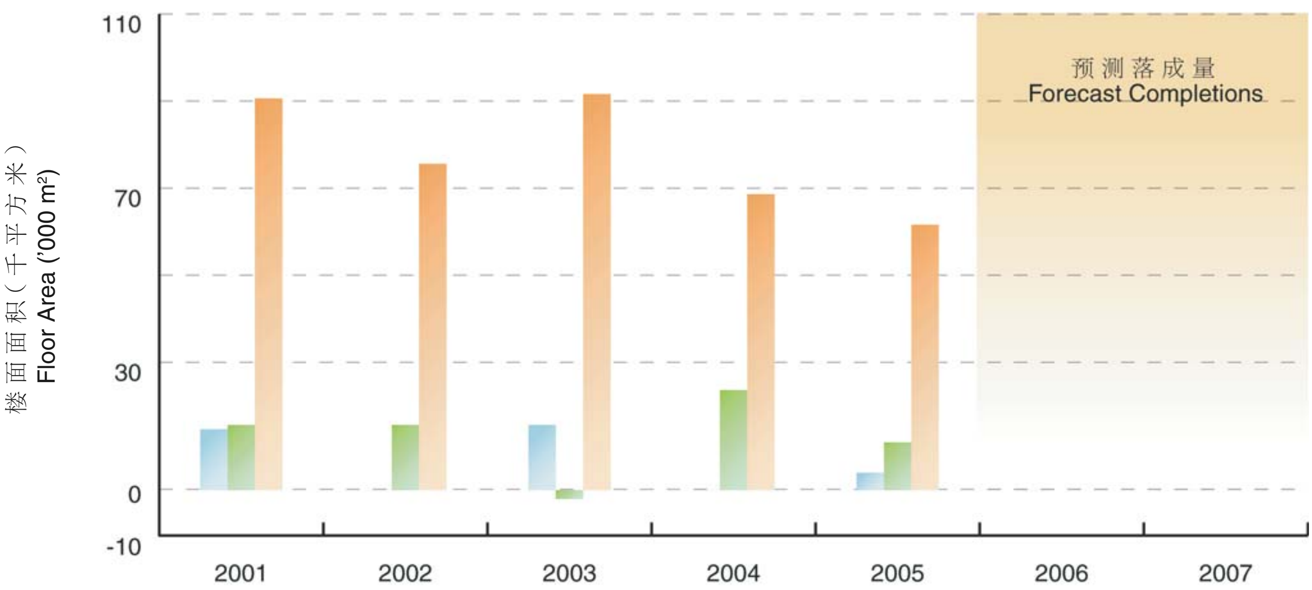
This category comprises floor space in developments designed for industrial/office use, and certified for occupation as such.

The 2005 year end stock stood at 615 700 m^2 which was distributed in 11 districts throughout the territory. The districts of Sham Shui Po, Kwun Tong and Kwai Tsing accounted for more than 70% of the total space.

New completions in 2005 comprised a building of 4 100 m^2 in Kwai Chung. With a take up of 11 200 m^2, vacant floor space was reduced to 60 600 m^2, representing a vacancy rate of 9.8% which was a record low figure. About 70% of the vacant space was located in the Eastern District of Hong Kong, Kwun Tong and Kwai Tsing.

With weak demand for this type of premises, new supplies will unlikely be available in 2006 or 2007.

落成量、使用量及空置量
Completions, Take-up and Vacancy



	2001	2002	2003	2004	2005	2006	2007
落成量 Completions	14	0	15	0	4	0#	0#
使用量 Take-up	15	15	-2	23	11		
空置量 Vacancy	90	75	91	68	61		
%+	15.0	12.5	14.8	11.1	9.8		

\+ 年底空置量占总存量的百分率
Vacancy at the end of the year as a percentage of stock

\# 预测数字
Forecast figures

这类别包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

这类楼宇在2005年底的总存量为3 150 000平方米，大部分位于新界，占总存量的80%。

2005年内并无这类楼宇落成。预计2006年的落成量为18 000平方米，位于元朗和大埔。未来的供应将于2007年大幅飙升至34 900平方米，主要集中在将军澳。

This category comprises all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

The stock in this sector was 3 150 000 m² at the end of 2005, largely in the New Territories which accounted for 80%.

There were no new completions in 2005. Forecast completions of 18 000 m² to be located in Yuen Long and Tai Po are expected in 2006. Future supplies will further be boosted by 34 900 m² in 2007, which will be mainly in Tseung Kwan O.

这类别包括设计和改建作仓库或冷藏库的楼宇及其附属写字楼。货柜码头内的楼宇也包括在内。

This category comprises premises designed or adapted for use as godowns, or cold stores, and includes ancillary offices. Premises located within container terminals are included.

2005年底的总存量为3 401 400平方米，其中约80%位于新界，主要集中于葵青、荃湾和沙田，占整体楼面面积的66%。

Stock at the end of 2005 was 3 401 400 m². About 80% of the stock was in the New Territories, with a predominance in Kwai Tsing, Tsuen Wan and Sha Tin , accounting for 66% of the total space.

2005年有一座位于屯门的大厦落成，面积为12 700平方米。空置量大幅减少至97 300平方米，占总存量的2.9%，创1990年以来的新低。

A new building of 12 700 m² in Tuen Mun was completed in 2005. Vacancy fell substantially to 97 300 m², at 2.9% of stock, which was the lowest figure recorded since 1990.

预计2006年的新落成量为27 600平方米，逾半坐落于屯门。至于2007年，预计只有600平方米的货仓面积落成，位于大埔。

New completions of 27 600 m² are forecast in 2006, more than half of which will be located in Tuen Mun. For 2007, only 600 m² are expected to be available, coming from Tai Po.

Technical Notes

技术附注

技术附注
Technical Note

1. 报告年度

每年出版的《香港物业报告》描述上一个历年本港物业市场活动，并预测随后两年的落成量。

1. Review Period

Each issue of the Hong Kong Property Review presents the property market activities in the preceding calendar year, with forecasts of completions for the succeeding two years.

2. 范围

本报告的调查对象涵盖全港私人楼宇。

2. Scope of the Review

The Review covers private building developments throughout the territory.

3. 区域及地区

本报告把港岛、九龙及新界按区议会的选区分界划分为18个地区，详情见于附录及分区图。写字楼类别加插了分区，以便就主要的写字楼区进行更详细的分析。

3. Areas and Districts

The areas of Hong Kong Island, Kowloon and New Territories are divided into 18 districts as shown in the Appendix and on Plans 1 and 2. The boundaries of these districts follow those of the 18 District Council Districts. For the office sector, there is further sub-division into certain sub-districts, to enable more detailed analysis of the principal office districts.

4. 物业类别

4.1 楼宇一般是按占用许可证(俗称入伙纸)上注明的用途分类，除非本署得悉楼宇其后在结构上有所更改。本署没有特别调查楼宇现时的用途，也没有尝试辨别哪些住宅楼宇是用作非住宅用途，或哪些非住宅楼宇是用作住宅用途。

4. Property Types

4.1 Premises are categorised according to the use for which the occupation permit was originally issued, unless known to have been subsequently structurally altered. Otherwise, no specific check is made on current use and no attempt has been made to distinguish those domestic units used for non-domestic purposes and vice versa.

4.2　私人住宅单位，是指各自设有专用的煮食设施和浴室(及/或厕所)的独立居住单位，并按楼面面积细分如下：

A类单位-实用面积少于40平方米
B类单位-实用面积为40至69.9平方米
C类单位-实用面积为70至99.9平方米
D类单位-实用面积为100至159.9平方米
E类单位-实用面积为160平方米或以上

4.3　本报告并不包括所有公共房屋发展计划，如私人机构参建居屋计划的资助出售住宅单位、居者有其屋计划、可租可买计划、重建置业计划、夹心阶层住屋计划、市区改善计划和住宅发售计划的全部单位的统计数字。房屋委员会与房屋协会兴建的出租屋邨、租者置其屋计划下售出的单位，以及政府所拥有的宿舍资料，亦不包括在本报告内。楼宇总存量、落成量、拆卸量、入住量及空置量的数字并不包括村屋在内，惟2001年或以前特别指明的资料除外。

4.4　私人写字楼包括商用楼宇内的物业，但不包括综合用途楼宇内的非住宅用途单位。写字楼分为以下各级：

甲级　-　新型及装修上乘；间隔具弹性；整层楼面面积广阔；大堂与通道装潢讲究及宽敞；中央空气调节系统完善；设有良好的载客及载货升降机设备；专业管理；普遍有泊车设施。

乙级　-　设计属一般水平但装修质素良好；间隔有弹性；整层楼面面积中等；大堂面积适中；设有中央或独立空气调节系统；升降机设备足够；管理妥善；不一定有泊车设施。

4.2　Private Domestic units are defined as independent dwellings with separate cooking facilities and bathroom (and/or lavatory). They are sub-divided by reference to floor area as follows :

Class A - saleable area less than 40 m^2
Class B - saleable area of 40 m^2 to 69.9 m^2
Class C - saleable area of 70 m^2 to 99.9 m^2
Class D - saleable area of 100 m^2 to 159.9 m^2
Class E - saleable area of 160 m^2 or above

4.3　Public sector developments, including domestic units built under the Private Sector Participation Scheme for subsidised sale, and all units built under the Home Ownership, Buy or Rent Option, Mortgage Subsidy, Sandwich Class Housing, Urban Improvement and Flat-for-Sale Schemes are not included. Data relating to rental estates built by the Housing Authority and Housing Society, units sold under the Tenants Purchase Scheme, and Government owned quarters are also excluded. Village houses are not included in the stock, completions, demolition, take-up and vacancy figures except for the previous years of 2001 and before as specified.

4.4　Private Office premises comprise premises situated in buildings designed for commercial/ business purposes. Excluded are non-domestic floors in composite buildings. Offices are graded as follows :

Grade A - modern with high quality finishes; flexible layout; large floor plates; spacious, well decorated lobbies and circulation areas; effective central air-conditioning; good lift services zoned for passengers and goods deliveries; professional management; parking facilities normally available.

Grade B - ordinary design with good quality finishes; flexible layout; average-sized floor plates; adequate lobbies; central or free-standing air-conditioning; adequate lift services, good management; parking facilities not essential.

丙级 － 设计简单及有基本装修；间隔弹性较小；整层楼面面积狭小；大堂只有基本设施；一般并无中央空气调节系统；升降机仅足使用或不敷应用；管理服务属最低至一般水平；并无泊车设施。

Grade C - plain with basic finishes; less flexible layout; small floor plates; basic lobbies; generally without central air-conditioning; barely adequate or inadequate lift services; minimal to average management; no parking facilities.

楼宇的所在地点并不影响等级。属香港特别行政区政府所有并由政府产业处管理的写字楼并不包括在本报告内。

It should be noted that location is not a feature of grade. Offices owned by the Government of the Hong Kong Special Administrative Region and managed by the Government Property Agency are excluded.

4.5 私人商业楼宇包括零售业楼宇及其他设计或改建作商业用途的楼宇，但不包括专作写字楼用途的楼宇，亦不包括车位。房屋委员会和房屋协会所建的商业楼宇，并不包括在内。

4.5 Private Commercial premises include retail premises and other premises designed or adapted for commercial use, with the exception of purpose-built offices. Carparking space is excluded. Commercial premises built by the Housing Authority and Housing Society are excluded.

4.6 私人分层工厂大厦包括为一般制造业工序及与该等工序有直接关系的用途（包括写字楼）而建设，并通常由发展商出售或出租的楼宇。此类物业并不包括下述的特殊厂房。房屋委员会兴建的工厂楼宇，也不包括在内。

4.6 Private Flatted Factories comprise premises designed for general manufacturing processes and uses, including offices, directly related to such processes, and normally intended for sale or letting by the developers. Specialised factories, as described below, are excluded. Similar premises built by the Housing Authority are not included.

4.7 私人工贸大厦是设计或获证明作工贸用途的楼面面积。

4.7 Private Industrial / Office premises are floor space designed or certified for industrial/office use.

4.8 私人特殊厂房包括所有其他厂房，主要是为特殊制造业而建的厂房，每间厂房通常由一名厂东使用。

4.8 Private Specialised Factories comprise all other factory premises, primarily purpose-built for specialised manufacturing processes, usually for occupation by a single operator.

4.9 私人货仓包括设计或改建作仓库或冷藏库的楼宇及其附属写字楼，并包括位于货柜码头区内的楼宇。

4.9 Private Storage premises comprise premises designed or adapted for use as godowns or cold stores and include ancillary offices. Premises located within container terminals are included.

5. 楼面面积

5.1 住宅单位的楼面面积是以「实用面积」来计算。「实用面积」是指单位独占的楼面面积，包括露台及外廊，但不包括楼梯、升降机槽、渠管、大堂及公用厕所等公用地方。量度「实用面积」时，是从围绕该单位的外墙向外的一面或该单位与毗连单位的共用墙的中间点起计。窗台、天井、花园、庭院、平台、车位等地方则不包括在内。

5.2 非住宅楼宇的面积是以「内部楼面面积」来计算，量度范围是有关单位墙壁(或与毗连单位的共用墙)向内的一面所围绕的全部面积。

6. 楼宇总存量

6.1 私人住宅和非住宅楼宇的总存量，都是以某一指定日期的差饷估价记录为根据。

6.2 楼宇总存量并不包括上文4.3段所述的公营房屋数字。私人商业楼宇总存量亦包括私人机构参建居屋计划的商业楼宇面积。

7. 落成量

7.1 私人楼宇的落成量是指获发占用许可证的楼宇数量。

7.2 上文4.3段所述的公营房屋落成量的数字并不包括在内。

5. Floor Areas

5.1 A domestic unit is measured on the basis of 'saleable area' which is defined as the floor area exclusively allocated to the unit including balconies and verandahs but excluding common areas such as stairs, lift shafts, pipe ducts, lobbies and communal toilets. It is measured from the outside of the exterior enclosing walls of the unit and the middle of the party walls between two units. Bay windows, yards, gardens, terraces, flat roofs, carports and the like are excluded from the area.

5.2 Non-domestic accommodation is measured on the basis of 'internal floor area' which is defined as the area of all enclosed space of the unit measured to the internal face of enclosing external and/or party walls.

6. Stock

6.1 Both private domestic and non-domestic stock figures are based on rating records at a given date.

6.2 Public sector figures as mentioned in paragraph 4.3 above are excluded. The Private Commercial stock figure also includes commercial premises built under the Private Sector Participation Scheme.

7. Completions

7.1 Completions of private sector premises comprise those premises deemed completed by virtue of the issue of an occupation permit.

7.2 Public sector completion figures, as mentioned in paragraph 4.3 above, are not included.

8. 拆卸量

这是指在报告年度内因拆卸而从差饷估价记录删除的私人楼宇数量。

8. Demolition

The figures show rated private accommodation deleted during the year under review due to demolition.

9. 预测数量

9.1 包括在报告年份随后两年的每年落成量预测数字。住宅楼宇是以单位数目计算，而非住宅楼宇则以内部楼面总面积计算。

9.2 本署是根据屋宇署的统计数字、建筑师及发展商提供的图则及资料、专业估计及/或实地视察所得的资料，就全港各已知的物业发展项目及重建地盘计算预测落成量。

9.3 上文4.3段所述的公营房屋发展项目，并不包括在内。

9. Forecast

9.1 Forecast figures of completions are given for each of the two years succeeding the year under review. They are presented as the number of units (for domestic premises) and the total internal floor area (for non-domestic premises) expected to come on stream in the respective years.

9.2 To arrive at the figures, data are compiled in respect of all known development and redevelopment sites in the territory in accordance with information derived from Buildings Department returns, architects' and developers' plans and returns, professional estimates and/or site visits.

9.3 Public sector developments as mentioned in paragraph 4.3 above are not included.

10. 空置量

10.1 空置量是指在年底进行普查时，单位实际上未被占用。正在装修的物业一般都界定为空置。有些单位因未获发满意纸或转让同意书而未能入住，以致空置。读者应注意，**空置量与物业是否已由发展商售出无关**。即使是已售出的物业也可能仍然空置，有待业主或租客日后住用。空置量数字涵盖所有总存量，并非单指新发展项目。

10. Vacancies

10.1 Vacancy indicates that a unit was not physically occupied at the time of the survey conducted at the end of the year. Premises under decoration are classified as vacant. Some vacancies could be due to units not yet issued with the Certificate of Compliance or Consent to Assign, which therefore could not have been occupied. It should be noted that **vacancy bears no relationship to whether the property has been sold by the developer**. Premises which have already been sold may remain vacant, pending occupation by the owner or tenant. Vacancy figures cover the entire stock and are not confined to new developments.

10.2 所有楼宇的空置量，都是在年底普查该等楼宇后计算出来的，但在2004年前落成并已评估差饷的住宅楼宇则另有处理方法。空置物业数据是向大厦管理处、业主和使用人搜集，或派员视察而获得的。

10.2 Vacancies in respect of all premises, with the exception of rated domestic premises completed prior to 2004, are determined by a full survey of such premises at the end of the year. The vacancy data are obtained from management offices, owners, occupiers or by inspection.

10.3 在2004年前落成并已评估差饷的住宅楼宇，其空置量是根据抽样调查该等楼宇3%的单位所得结果来推算的。

10.3 For rated domestic premises completed prior to 2004, a projection of vacancies is made from the result of a 3% random sample survey of such units.

11. 入住量／使用量

11. Take-up

11.1 住宅楼宇的入住量，是指在报告年度内**入住**的单位数目净增长额；非住宅楼宇的使用量，则是年内**使用**的楼面面积净增长额。

11.1 Take-up figures in respect of domestic premises represent the net increase in the number of units **occupied** in the year under review and for non-domestic premises, the net increase in **occupied** floor space in the year.

11.2 有关数字的计算方法是把年内落成量与年初空置量相加，然后减去该年的拆卸量及年终空置量。

11.2 The figures are arrived at by adding the completions in that year to the vacancy figures at the beginning of the year, then subtracting the year's demolition and the year end vacancy figures.

11.3 **与空置量一样，入住量／使用量与发展商已售出的单位数目或楼面面积（一手市场交易）无关，故不应与新建物业的销售混为一谈。**

11.3 **Much like vacancy, take-up should not be confused with the sales of new developments. Take-up bears no relationship to the number of units or amount of space sold by developers (primary market transactions).**

12. 平均租金和售价

12. Average Rents and Prices

12.1 本署会分析新订租约的租金资料，以计算在租金生效月份的平均租金。就非住宅楼宇而言，分析资料包括续租时议定的租金，而生效日期即为租赁协议的生效日期。不过，租金一般是在较早的日期议定（新订租约是在2至4周前，续订租约是在1至3个月前）。

12.1 Average rents are based on an analysis of rental information recorded by the Department for fresh lettings effective in the month being analysed. For non-domestic premises, rents negotiated on renewal are also included. The effective date is the commencement date of a tenancy agreement. However, rents are normally agreed earlier (2-4 weeks earlier for fresh lettings, and 1-3 months for lease renewals).

12.2 本署从多个不同的来源获得租金资料，包括按照《业主与租客（综合）条例》的规定所递交的新租约通知书、按照《差饷条例》与《地租（评估及征收）条例》的规定而发出的物业详情申报表、业主和租客的来信，以及本署职员进行实地视察时所得的资料。

12.2 Information is obtained from a variety of sources including notifications of fresh lettings made under the provisions of the Landlord and Tenant (Consolidation) Ordinance, requisitions issued under the provisions of the Rating Ordinance and the Government Rent (Assessment and Collection) Ordinance, letters from landlords and tenants and site visits made by staff of the Department.

12.3 分析租金时，是根据净额计算，即不包括差饷、管理费及其他费用。

12.3 Rents are analysed on a net basis i.e. exclusive of rates, management and other charges.

12.4 计算平均售价时，本署会分析经过审查以厘定印花税的楼宇交易资料。惟下列类别楼宇交易并不会用作分析：不被接纳用作厘定印花税的楼宇、涉及不同类别物业的买卖、未获评估差饷的楼宇、并非交吉出售的住宅单位，以及住宅楼宇的首次买卖。买卖日期以签署买卖合约的日期为准，一般是在达成临时协议后2至3周。

12.4 Average prices are based on an analysis of transactions scrutinised by the Department for stamp duty purposes. The following types of transactions are excluded : those considered to be unacceptable for stamp duty purposes, those involving a mix of property types, premises which have not yet been assessed to rates, domestic premises sold subject to existing tenancies, and primary sales of domestic premises. Date of sale is the date on which an Agreement for Sale and Purchase is signed. It should be borne in mind that provisional agreement is generally reached 2-3 weeks earlier.

12.5 有关平均租金和售价的分析，只供一般参考用途。某段时期的水平，主要取决于期内出租或出售物业的特点，包括楼宇质素及位置。因此，在不同时期内出现的变化，可能是因为在两个时段所分析的不同物业的质素有所差异，而<u>不应</u>一概而论视之为该时段中在价值方面的整体变化。特别是加上括号的数字，是用以表示交易数量有限，在使用时应特别小心。相对而言，租金与售价指数能较准确地反映价值的转变。

12.5 Average rents and prices are analysed for general reference only. Their levels at a certain period depend to a large extent on the special characteristics, including quality and location, of the premises which are leased or sold during the period. Thus changes between different periods may be due to variations in the characteristics of the different properties being analysed, and should **not** be taken as necessarily indicating a general change in value over the period. In particular, figures in brackets denote limited number of transactions, and should be used with caution. Rental and price indices are a better reflection of change in value.

12.6 本年度内最后数个月的租金与售价数字，均属临时性质，有待取得更多资料后再作分析。

12.6 The rental and price figures for a few months at the end of the year are provisional, pending the availability of further data for analysis.

12.7 租金和售价的统计数字，包括村屋，以及政府资助房屋单位在业权转让限制期届满及向有关机构缴付补价后，在公开市场的租赁和买卖。这方面与楼宇总存量和落成量所涵盖的物业有所不同。

12.7 Unlike the coverage of stock and completion figures, rental and price statistics include village houses, and also open market lettings and sales of Government-subsidised housing units upon expiry of the restriction period and payment of the premium to the relevant bodies.

13. 租金和售价指数

13. Rental and Price Indices

13.1 如上文解释，不同时期的平均租金及售价会有差异，这不单可能因为价值有变，也可能由于楼宇的质素有所改变。不过，制订租金及售价指数，正是用来衡量在楼宇质素不变的情况下，租金及售价的转变。因此，即使在同一时期，指数的转变也可能跟平均租金及售价的转变不同。

13.1 As explained above average rents and prices may change from one period to another not only because of value changes but also because of variations in quality. The rental and price indices, on the other hand, are designed to measure rental and price changes with quality kept at a constant. Movement of indices may therefore differ from changes in the average rents and prices for the same period.

13.2 计算租金和售价指数所根据的资料，跟用以编制平均租金和售价的数据相同。以指数衡量价值转变时，是根据租金或售价除以有关物业的应课差饷租值所得的结果，而非根据每平方米楼面面积的租金或售价计算。实际上，利用应课差饷租值，不但考虑到楼面面积，也顾及到不同物业在质素上的其他差别。

13.2 The rental and price indices are derived from the same data that are used to compile average rents and prices. The indices measure value changes by reference to the factor of rent or price divided by rateable value of the subject properties rather than by reference to the rent or price per square metre of floor area. In effect, by utilising rateable value, allowance is made not only for floor area but also other qualitative differences between properties.

13.3 如应课差饷租值在全面重估后有所变更，新应课差饷租值会调算至旧应课差饷租值的水平，以便指数数列得以连贯。

13.3 Following a General Revaluation of rateable values, the new rateable values are matched with the old ones for the purpose of maintaining the index series.

13.4 成分指数（即某类别或级别物业的指数）是从分析所有在某指定期间内的交易结果计算出来的。各类楼宇的综合指数，是将成分指数按加权平均法计算而得出。编制各类非住宅楼宇综合指数所使用的权数，是根据该月份及前11个月内有关类型楼宇的总楼面面积计算的。至于住宅楼宇，其租金和售价指数的权数，则是根据该月份及前11个月内进行的交易数目计算出来。

13.4 The component index (the index for a property class or grade) has been derived from analysis of all transactions effective in a given period. The composite index for a certain type of premises is compiled by calculating a **weighted** average of the component indices. The weights for compiling the composite index for each type of non-domestic premises are based on the total floor area of components in respect of the current and previous 11 months. For domestic premises the weights for both rental and price indices are based on the number of transactions effected in the current and previous 11 months.

13.5 本报告提供每月、每季和每年指数，每季及每年指数都是有关时期内每月指数的平均数。

13.5 Monthly, quarterly and annual indices are shown. Quarterly and annual indices are the simple average of the monthly indices in respect of the relevant period.

13.6 指数（尤其是租金指数）未必能充分显示出市场的趋势。虽然所有租金都是按净额分析（参考上文第12.3段），但本署不知道的其他「等同租值」租约条件，是不会计算在内的。例如在供过于求时，业主通常都会给予租客一些优惠，包括整修楼宇或延长免租期等。如果为反映标准租约条件而调算租金，在指数下降时，经调算的租金很可能较所报的租金为低。在指数上升时，情况则相反。

13.6 The indices, especially the rental indices, will tend to understate market trends. Although all rents are analysed on a net basis (see paragraph 12.3 above), allowances will not be made for the "value equivalent" of other contractual terms that are unknown to the Department. In a "tenants market" for example, landlords are normally prepared to make concessions to tenants such as refurbishment or the granting of extended rent-free periods. If rents were adjusted to reflect standard terms of agreement, the rents as adjusted would tend to be lower than the quoted rents when the index is moving downwards and vice versa.

14. 较受欢迎屋苑的售价指数

14.1 这指数是根据获选作分析的楼宇单位的买卖合约所载的售价来分析计算。在2005年获选作分析的楼宇与以往所选的有些不同，包括：

港岛 － 碧瑶湾、比华利山、赛西湖大厦、嘉云台、置富花园、会景阁、帝景园、豫苑、杏花邨、阳明山庄、光明台、港运城、蓝湾半岛、康怡花园、新翠花园、浪琴园、雍景台、海怡半岛、太古城、宝翠园、礼顿山、红山半岛、地利根德阁、乐陶苑。

九龙 － 泓景台、星河明居、维港湾、丽港城、海逸豪园、美孚新邨、港湾豪庭、又一居、柏景湾、半岛豪庭、滙景花园、擎天半岛、德福花园、君临天下、漾日居、黄埔花园。

新界 － 爱琴海岸、碧堤半岛、映湾园、帝堡城、沙田第一城、牵晴间、愉景湾、愉景新城、粉岭中心、花都广场、浪琴轩、香港黄金海岸、康乐园、嘉湖山庄、匡湖居、新都城、维景湾畔、清水湾半岛、珀丽湾、叠茵庭、海滨花园、骏景园、加州豪园、浪翠园、太湖花园、新港城、帝琴湾、采叶庭、盈翠半岛、屯门市广场、雅典居、灏景湾。

14. Price Indices for Selected Popular Residential Developments

14.1 The indices are based on an analysis of prices paid for units in selected developments as recorded in Sale and Purchase Agreements. Developments selected for analysis in 2005 are slightly different from those of previous years, and include :

Hong Kong - Baguio Villa, Beverly Hill, Braemar Hill Mansions, Cavendish Heights, Chi Fu Fa Yuen, Convention Plaza Apartments, Dynasty Court, Euston Court, Heng Fa Chuen, Hong Kong Parkview, Illumination Terrace, Island Place, Island Resort, Kornhill, New Jade Garden, Pacific View, Robinson Place, South Horizons, Taikoo Shing, The Belcher's, The Leighton Hill, The Redhill Peninsula, Tregunter, Villa Lotto;

Kowloon - Banyan Garden, Galaxia, Island Harbourview, Laguna City, Laguna Verde, Mei Foo Sun Chuen, Metro Harbour View, Parc Oasis, Park Avenue, Royal Peninsula, Sceneway Garden, Sorrento, Telford Gardens, The Harbourside, The Waterfront, Whampoa Garden;

New Territories - Agean Coast, Bellagio, Carribean Coast, Castello, City One Shatin, Dawning Views, Discovery Bay, Discovery Park, Fanling Centre, Flora Plaza, Grand Pacific Views, Hong Kong Gold Coast, Hong Lok Yuen, Kingswood Villas, Marina Cove, Metro City, Ocean Shores, Oscar By The Sea, Park Island, Parkland Villas, Riviera Gardens, Royal Ascot, Royal Palms, Sea Crest Villa, Serenity Park, Sunshine City, Symphony Bay, The Parcville, Tierra Verde, Tuen Mun Town Plaza, Villa Athena, Villa Esplanada.

14.2 楼宇样本中每个物业组别的成分指数，是根据物业的售价除以有关物业的应课差饷租值所得的结果计算出来。每个物业组别的综合指数是成分指数的加权平均数，而2005年的权数是根据2004年内的交易宗数厘定。

14.2 The component index for each property group in the sample developments is calculated by reference to the factor of price divided by rateable value of the subject properties. The composite index for a property group is compiled by calculating a weighted average of the component indices. For the year 2005, the weights are based on the number of transactions effected in 2004.

15. 落成后使用方式

15. Mode of Occupation after Completion

此项分析只包括在报告年份内已评定差饷估价，并且在估价时已申报整间有人使用的新落成住宅单位。

This covers only newly completed domestic units valued for rating purposes in the year under review and reported wholly occupied at the time of valuation.

16. 物业市场回报率

16. Property Market Yields

回报率是把「租金／应课差饷租值」的平均比率与「售价／应课差饷租值」的平均比率作比较后计算出来的。租金分析与售价分析所包括的物业可能并不相同。因此，这方面的数字只能显示普遍的物业回报率及市场趋势。

The yields have been derived by comparing the average rent/rateable value and price/rateable value factors. The properties included in the rental analysis may be different from those in the price analysis. The figures should therefore only be regarded as providing a broad indication of market yields and trends.

17. 楼宇买卖

17. Sales Transactions

住宅楼宇买卖统计数字的资料来自土地注册处，是根据在有关时期内送交土地注册处作**登记**的住宅楼宇买卖合约而编制。至于非住宅楼宇的买卖统计数字，本署是根据土地注册处的买卖交易记录及税务局用以厘定印花税的交易资料加以分析。与土地注册处的住宅楼宇买卖统计数据不同之处，每段有关时期的非住宅楼宇买卖统计数字，是以**买卖合约的签署日期**，而并非送交土地注册处登记的日期为依据。

Statistics on domestic sales are sourced from the Land Registry, derived from sale and purchase agreements of domestic units **received for registration** in the Land Registry for the relevant periods. Statistics on non-domestic sales are based on analysis made of sales transaction records obtained by this Department from the Land Registry and Inland Revenue Department for stamp duty purposes. As distinguished from the Land Registry statistics on domestic sales, non-domestic figures for each relevant period refer to the **date on which an Agreement for Sale and Purchase is signed**, and not the date on which the Agreement is submitted for registration.

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私人物业市场回报率

Private Property Market Yields

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物业买卖

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51. 住宅买卖－按成交金额分类的买卖合约数目 | Domestic Sales – Number of Sale and Purchase Agreements by Consideration Range

52. 住宅一手及二手市场－买卖合约数目及总值 | Domestic Primary and Secondary Sales – Number of Sale and Purchase Agreements and Total Consideration

53. 非住宅买卖－主要类别物业买卖宗数及总值 | Non-Domestic Sales – Number of Transactions and Consideration by Property Type

TABLE 表 1

私人住宅－各类单位总存量及空置量
PRIVATE DOMESTIC - STOCK AND VACANCY BY CLASS

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2005 年底总存量 Stock at year end		2005 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
A	< 20.0	9 034	348 951	10 661	3.1
	20 - 39.9	339 917			
B	40 - 69.9	509 066	509 066	34 677	6.8
C	70 - 99.9	118 903	118 903	10 666	9.0
D	100 - 159.9	53 813	53 813	4 865	9.0
E	160 - 199.9	10 863	22 513	2 670	11.9
	200 - 279.9	9 080			
	> 279.9	2 570			
所有类别	**ALL CLASSES**	**1 053 246**	**1 053 246**	**63 539**	**6.0**

所有数字均不包括村屋。

All figures exclude village houses.

私人住宅 – 各区总存量、落成量及空置量
PRIVATE DOMESTIC - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

单位数目 No. of units

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置数目 No. Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	90 817	895	1.0	91 604	4 265	4.7
湾仔	Wan Chai	60 971	304	0.5	61 205	2 353	3.8
东区	Eastern	125 028	2 212	1.8	127 660	5 671	4.4
南区	Southern	39 382	875	2.2	40 336	3 371	8.4
港岛	**HONG KONG**	**316 198**	**4 286**	**1.4**	**320 805**	**15 660**	**4.9**
油尖旺	Yau Tsim Mong	103 906	1 149	1.1	104 890	8 421	8.0
深水埗	Sham Shui Po	68 086	2 256	3.3	70 421	4 635	6.6
九龙城	Kowloon City	98 083	158	0.2	98 158	6 762	6.9
黄大仙	Wong Tai Sin	15 477	-	-	15 479	180	1.2
观塘	Kwun Tong	47 031	316	0.7	47 346	1 376	2.9
九龙	**KOWLOON**	**332 583**	**3 879**	**1.2**	**336 294**	**21 374**	**6.4**
葵青	Kwai Tsing	35 230	-	-	35 229	889	2.5
荃湾	Tsuen Wan	66 929	4 225	6.3	71 149	8 111	11.4
屯门	Tuen Mun	53 243	1 576	3.0	54 817	4 391	8.0
元朗	Yuen Long	58 750	332	0.6	59 080	2 311	3.9
北区	North	23 682	744	3.1	24 426	2 163	8.9
大埔	Tai Po	28 339	6	0.0 +	28 340	1 010	3.6
沙田	Sha Tin	63 548	92	0.1	64 478	2 466	3.8
西贡	Sai Kung	38 537	476	1.2	38 990	1 595	4.1
离岛	Islands	17 932	1 705	9.5	19 638	3 569	18.2
新界	**NEW TERRITORIES**	**386 190**	**9 156**	**2.4**	**396 147**	**26 505**	**6.7**
全港	**OVERALL**	**1 034 971**	**17 321**	**1.7**	**1 053 246**	**63 539**	**6.0**

所有数字均不包括村屋。2005年底总存量是按最新的差饷估价记录计算出来，并不是根据这里列出的2004年底总存量计算。
\+ 少于 0.05%

All figures exclude village houses. 2005 Stock figures are derived from the latest rating record, and not from the 2004 Stock figures shown here.
\+ Below 0.05%

私人住宅－拆卸量、落成量及各类单位总存量
PRIVATE DOMESTIC - DEMOLITION, COMPLETIONS AND STOCK BY CLASS

单位数目 No. of units

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底各类单位总存量 Stock by Class at year end A	B	C	D	E	总数 Total
2001*	港岛	Hong Kong	614	6 921	103 164	129 799	36 784	23 691	14 439	307 877
	九龙	Kowloon	250	7 139	119 518	137 956	32 875	12 527	2 407	305 283
	新界	New Territories	623	12 202	140 462	237 899	41 515	17 896	7 461	445 233
	全港	**OVERALL**	**1 487**	**26 262**	**363 144**	**505 654**	**111 174**	**54 114**	**24 307**	**1 058 393**
2002	港岛	Hong Kong	93	2 165	103 730	130 444	37 159	24 065	14 629	310 027
	九龙	Kowloon	165	6 145	121 186	140 346	34 669	12 628	2 426	311 255
	新界	New Territories	19	22 742	114 060	189 973	38 777	13 456	4 428	360 694
	全港	**OVERALL**	**277**	**31 052**	**338 976**	**460 763**	**110 605**	**50 149**	**21 483**	**981 976**
2003	港岛	Hong Kong	332	2 890	104 695	131 286	37 447	24 260	14 889	312 577
	九龙	Kowloon	54	11 107	123 414	147 299	35 864	13 272	2 459	322 308
	新界	New Territories	4	12 400	115 530	199 853	39 620	13 653	4 434	373 090
	全港	**OVERALL**	**390**	**26 397**	**343 639**	**478 438**	**112 931**	**51 185**	**21 782**	**1 007 975**
2004	港岛	Hong Kong	318	3 689	105 396	132 685	37 671	25 292	15 154	316 198
	九龙	Kowloon	378	10 811	123 797	155 570	36 605	14 149	2 462	332 583
	新界	New Territories	5	11 536	116 812	209 344	41 687	13 895	4 452	386 190
	全港	**OVERALL**	**701**	**26 036**	**346 005**	**497 599**	**115 963**	**53 336**	**22 068**	**1 034 971**
2005	港岛	Hong Kong	438	4 286	105 990	135 689	38 072	25 647	15 407	320 805
	九龙	Kowloon	115	3 879	124 003	158 553	37 178	14 060	2 500	336 294
	新界	New Territories	25	9 156	118 958	214 824	43 653	14 106	4 606	396 147
	全港	**OVERALL**	**578**	**17 321**	**348 951**	**509 066**	**118 903**	**53 813**	**22 513**	**1 053 246**

* 2001年的数字是包括村屋在内。
而2002至2005年的数字则不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

私人住宅－各类单位拆卸量及落成量
PRIVATE DOMESTIC - DEMOLITION AND COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	区域 Area	拆卸量 Demolition A	B	C	D	E	总数 Total	落成量 Completions A	B	C	D	E	总数 Total
2001*	港岛 Hong Kong	226	294	56	11	27	614	564	3 784	1 479	940	154	6 921
	九龙 Kowloon	32	130	42	40	6	250	1 147	3 387	1 589	831	185	7 139
	新界 New Territories	133	266	194	25	5	623	1 546	9 304	1 252	39	61	12 202
	全港 OVERALL	**391**	**690**	**292**	**76**	**38**	**1 487**	**3 257**	**16 475**	**4 320**	**1 810**	**400**	**26 262**
2002	港岛 Hong Kong	20	32	2	30	9	93	433	738	196	520	278	2 165
	九龙 Kowloon	50	72	12	4	27	165	1 805	2 369	1 792	134	45	6 145
	新界 New Territories	-	-	-	19	-	19	2 218	14 263	5 216	616	429	22 742
	全港 OVERALL	**70**	**104**	**14**	**53**	**36**	**277**	**4 456**	**17 370**	**7 204**	**1 270**	**752**	**31 052**
2003	港岛 Hong Kong	66	189	12	6	59	332	1 039	1 031	300	201	319	2 890
	九龙 Kowloon	-	42	10	1	1	54	2 228	6 995	1 205	645	34	11 107
	新界 New Territories	1	2	1	-	-	4	1 471	9 882	844	197	6	12 400
	全港 OVERALL	**67**	**233**	**23**	**7**	**60**	**390**	**4 738**	**17 908**	**2 349**	**1 043**	**359**	**26 397**
2004	港岛 Hong Kong	84	191	32	3	8	318	537	1 577	280	988	307	3 689
	九龙 Kowloon	86	266	19	1	6	378	437	8 453	879	934	108	10 811
	新界 New Territories	-	1	2	2	-	5	1 148	8 195	1 951	190	52	11 536
	全港 OVERALL	**170**	**458**	**53**	**6**	**14**	**701**	**2 122**	**18 225**	**3 110**	**2 112**	**467**	**26 036**
2005	港岛 Hong Kong	235	154	14	10	25	438	228	2 931	474	377	276	4 286
	九龙 Kowloon	3	57	28	14	13	115	316	2 877	524	102	60	3 879
	新界 New Territories	-	-	-	10	15	25	1 864	4 946	2 093	103	150	9 156
	全港 OVERALL	**238**	**211**	**42**	**34**	**53**	**578**	**2 408**	**10 754**	**3 091**	**582**	**486**	**17 321**

* 2001年的数字是包括村屋在内。
而2002至2005年的数字则不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

私人住宅－各类单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY CLASS

单位数目 No. of units

年 Year	A	B	C	D	E	所有类别 All Classes
1996 *	2 552	10 500	5 112	1 194	517	19 875
1997 *	1 278	13 692	2 449	488	295	18 202
1998 *	1 249	15 987	3 037	1 454	551	22 278
1999 *	7 271	20 982	5 451	1 188	430	35 322
2000 *	2 683	14 753	6 025	1 998	331	25 790
2001 *	3 257	16 475	4 320	1 810	400	26 262
2002	4 456	17 370	7 204	1 270	752	31 052
2003	4 738	17 908	2 349	1 043	359	26 397
2004	2 122	18 225	3 110	2 112	467	26 036
2005	2 408	10 754	3 091	582	486	17 321

* 1996至2001年的数字是包括村屋在内。
而2002至2005年的数字则不包括村屋。

* Figures for 1996-2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

私人住宅－不同面积单位落成量
PRIVATE DOMESTIC - COMPLETIONS BY SIZE

单位数目 No. of units

类别 Class	面积 Size Range [平方米 m^2]	2001*	2002	2003	2004	2005 港岛 Hong Kong	2005 九龙 Kowloon	2005 新界 New Territories	2005 总数 Total
A	< 20.0	83	-	119	13	-	92	-	92
	20 - 39.9	3 174	4 456	4 619	2 109	228	224	1 864	2 316
B	40 - 69.9	16 475	17 370	17 908	18 225	2 931	2 877	4 946	10 754
C	70 - 99.9	4 320	7 204	2 349	3 110	474	524	2 093	3 091
D	100 - 159.9	1 810	1 270	1 043	2 112	377	102	103	582
E	160 - 199.9	283	492	85	247	175	41	77	293
	200 - 279.9	93	190	169	101	49	14	44	107
	> 279.9	24	70	105	119	52	5	29	86
所有类别 OVERALL		**26 262**	**31 052**	**26 397**	**26 036**	**4 286**	**3 879**	**9 156**	**17 321**

* 2001年的数字是包括村屋在内。
而2002至2005年的数字则不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

私人住宅－各区落成量及预测落成量
PRIVATE DOMESTIC - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

单位数目 No. of units

地区	District	各类单位落成量 2005 by Class A	B	C	D	E	总数 Total	预测落成量 Forecast [2006]	[2007]
中西区	Central and Western	25	793	43	4	30	895	970	67
湾仔	Wan Chai	46	174	48	-	36	304	910	469
东区	Eastern	152	1 733	312	12	3	2 212	-	223
南区	Southern	5	231	71	361	207	875	19	797
港岛	**HONG KONG**	**228**	**2 931**	**474**	**377**	**276**	**4 286**	**1 899**	**1 556**
油尖旺	Yau Tsim Mong	316	217	488	80	48	1 149	2 394	1 360
深水埗	Sham Shui Po	-	2 256	-	-	-	2 256	1 352	578
九龙城	Kowloon City	-	92	32	22	12	158	2 075	128
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	792
观塘	Kwun Tong	-	312	4	-	-	316	210	-
九龙	**KOWLOON**	**316**	**2 877**	**524**	**102**	**60**	**3 879**	**6 031**	**2 858**
葵青	Kwai Tsing	-	-	-	-	-	-	-	924
荃湾	Tsuen Wan	379	2 789	1 044	5	8	4 225	1 734	1 567
屯门	Tuen Mun	986	590	-	-	-	1 576	-	-
元朗	Yuen Long	168	71	75	18	-	332	2 123	1 536
北区	North	320	320	-	-	104	744	1 088	218
大埔	Tai Po	5	-	-	-	1	6	32	985
沙田	Sha Tin	-	46	46	-	-	92	560	2 480
西贡	Sai Kung	6	298	96	39	37	476	3 152	2 097
离岛	Islands	-	832	832	41	-	1 705	578	2 131
新界	**NEW TERRITORIES**	**1 864**	**4 946**	**2 093**	**103**	**150**	**9 156**	**9 267**	**11 938**
全港	**OVERALL**	**2 408**	**10 754**	**3 091**	**582**	**486**	**17 321**	**17 197**	**16 352**

所有数字均不包括村屋。

All figures exclude village houses.

TABLE 表 8

私人住宅－各区不同类别单位预测落成量
PRIVATE DOMESTIC - FORECAST COMPLETIONS BY CLASS AND DISTRICT

单位数目 No. of units

地区	District	[2006] A	B	C	D	E	所有类别 All Classes	[2007] A	B	C	D	E	所有类别 All Classes
中西区	Central and Western	228	514	153	28	47	970	14	-	-	37	16	67
湾仔	Wan Chai	400	105	149	203	53	910	391	59	17	2	-	469
东区	Eastern	-	-	-	-	-	-	110	2	74	37	-	223
南区	Southern	5	-	-	-	14	19	-	271	318	76	132	797
港岛	**HONG KONG**	**633**	**619**	**302**	**231**	**114**	**1 899**	**515**	**332**	**409**	**152**	**148**	**1 556**
油尖旺	Yau Tsim Mong	134	1 494	534	216	16	2 394	300	272	379	323	86	1 360
深水埗	Sham Shui Po	-	258	528	371	195	1 352	145	150	150	129	4	578
九龙城	Kowloon City	961	866	124	68	56	2 075	-	72	54	2	-	128
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	364	418	10	-	792
观塘	Kwun Tong	35	175	-	-	-	210	-	-	-	-	-	-
九龙	**KOWLOON**	**1 130**	**2 793**	**1 186**	**655**	**267**	**6 031**	**445**	**858**	**1 001**	**464**	**90**	**2 858**
葵青	Kwai Tsing	-	-	-	-	-	-	-	924	-	-	-	924
荃湾	Tsuen Wan	434	1 204	-	94	2	1 734	577	660	179	109	42	1 567
屯门	Tuen Mun	-	-	-	-	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	1 904	196	23	-	2 123	-	1 058	271	10	197	1 536
北区	North	128	735	151	-	74	1 088	74	140	4	-	-	218
大埔	Tai Po	-	1	16	2	13	32	-	-	484	290	211	985
沙田	Sha Tin	-	336	46	41	137	560	-	930	1 030	400	120	2 480
西贡	Sai Kung	-	2 846	302	1	3	3 152	-	2 096	-	-	1	2 097
离岛	Islands	55	223	238	51	11	578	-	1 798	309	24	-	2 131
新界	**NEW TERRITORIES**	**617**	**7 249**	**949**	**212**	**240**	**9 267**	**651**	**7 606**	**2 277**	**833**	**571**	**11 938**
全港	**OVERALL**	**2 380**	**10 661**	**2 437**	**1 098**	**621**	**17 197**	**1 611**	**8 796**	**3 687**	**1 449**	**809**	**16 352**

所有数字均不包括村屋。

All figures exclude village houses.

私人住宅－各区洋房总存量及落成量
PRIVATE DOMESTIC - STOCK AND COMPLETIONS OF HOUSES BY DISTRICT

单位数目 No. of units

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end
中西区	Central and Western	447	24	5.4	471
湾仔	Wan Chai	291	2	0.7	291
东区	Eastern	1	-	-	1
南区	Southern	1 590	36	2.3	1 628
港岛	**HONG KONG**	**2 329**	**62**	**2.7**	**2 391**
油尖旺	Yau Tsim Mong	43	-	-	43
深水埗	Sham Shui Po	51	-	-	51
九龙城	Kowloon City	426	2	0.5	424
黄大仙	Wong Tai Sin	1	-	-	1
观塘	Kwun Tong	-	-	-	-
九龙	**KOWLOON**	**521**	**2**	**0.4**	**519**
葵青	Kwai Tsing	3	-	-	3
荃湾	Tsuen Wan	117	-	-	116
屯门	Tuen Mun	321	-	-	320
元朗	Yuen Long	7 029	15	0.2	7 044
北区	North	118	104	88.1	222
大埔	Tai Po	2 222	-	-	2 223
沙田	Sha Tin	588	-	-	588
西贡	Sai Kung	1 846	86	4.7	1 916
离岛	Islands	614	41	6.7	656
新界	**NEW TERRITORIES**	**12 858**	**246**	**1.9**	**13 088**
全港	**OVERALL**	**15 708**	**310**	**2.0**	**15 998**

村屋并不包括在内。 以上数字均已包括在私人住宅的其他有关列表内。
2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的 2004年底总存量计算。

Village houses are excluded. The above figures are included in other relevant tables under Private Domestic.
2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人住宅－整体空置趋势
PRIVATE DOMESTIC - OVERALL VACANCY TRENDS

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	单位总数 Total No. of Units	空置数目 No. Vacant	空置百分率 % Vacant	空置数目 No. Vacant	占总存量的百分率 % of Total Stock
2001*	26 262	17 965	68.4	1 024 500	42 442	4.1	60 407	5.7
2002	31 052	26 592	85.6	950 924	38 675	4.1	65 267	6.6
2003	26 397	22 885	86.7	981 578	45 896	4.7	68 781	6.8
2004	26 036	21 871	84.0	1 008 935	42 377	4.2	64 248	6.2
2005	17 321	16 646	96.1	1 035 925	46 893	4.5	63 539	6.0

* 2001年的数字是包括村屋在内。
而2002至2005年的数字则不包括村屋。

* Figures for 2001 are all inclusive of village houses.
However, figures for 2002-2005 exclude village houses.

私人住宅－各类单位落成后使用方式
PRIVATE DOMESTIC - MODE OF OCCUPATION AFTER COMPLETION BY CLASS

类别 Class	区域	Area	于 2005 年评估差饷时申报为已入住的单位数目 No. of Units Valued in 2005 and Reported as Wholly Occupied	业主自住 Owner Occupied 单位数目 No. of Units	业主自住 Owner Occupied 百分率 %	出租 Let 单位数目 No. of Units	出租 Let 百分率 %
A	港岛	Hong Kong	158	37	23.4	121	76.6
	九龙	Kowloon	294	54	18.4	240	81.6
	新界	New Territories	935	897	95.9	38	4.1
	全港	**OVERALL**	**1 387**	**988**	**71.2**	**399**	**28.8**
B	港岛	Hong Kong	567	365	64.4	202	35.6
	九龙	Kowloon	2 865	2 580	90.1	285	9.9
	新界	New Territories	6 095	5 728	94.0	367	6.0
	全港	**OVERALL**	**9 527**	**8 673**	**91.0**	**854**	**9.0**
C	港岛	Hong Kong	111	68	61.3	43	38.7
	九龙	Kowloon	238	204	85.7	34	14.3
	新界	New Territories	644	607	94.3	37	5.7
	全港	**OVERALL**	**993**	**879**	**88.5**	**114**	**11.5**
D	港岛	Hong Kong	263	190	72.2	73	27.8
	九龙	Kowloon	341	285	83.6	56	16.4
	新界	New Territories	88	85	96.6	3	3.4
	全港	**OVERALL**	**692**	**560**	**80.9**	**132**	**19.1**
E	港岛	Hong Kong	116	7	6.0	109	94.0
	九龙	Kowloon	29	23	79.3	6	20.7
	新界	New Territories	4	3	75.0	1	25.0
	全港	**OVERALL**	**149**	**33**	**22.1**	**116**	**77.9**
所有类别 All Classes	港岛	Hong Kong	1 215	667	54.9	548	45.1
	九龙	Kowloon	3 767	3 146	83.5	621	16.5
	新界	New Territories	7 766	7 320	94.3	446	5.7
	全港	**OVERALL**	**12 748**	**11 133**	**87.3**	**1 615**	**12.7**

所有数字均不包括村屋。

All figures exclude village houses.

私人住宅－各类单位平均租金
PRIVATE DOMESTIC - AVERAGE RENTS BY CLASS

每平方米月租 $ / m^2 per month

类别 Class		A			B			C			D			E		
年 / Year	月 / Month	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2004		167	125	99	168	134	95	213	171	114	234	188	151	275	159	165
2005 *		188	140	106	184	145	101	242	193	121	262	206	162	316	200	176
2004	10	164	130	102	177	134	102	218	185	118	255	206	144	292	(146)	(154)
	11	166	128	101	167	136	97	228	180	114	232	228	148	275	(184)	(168)
	12	167	127	101	160	139	96	226	183	105	238	212	175	285	(140)	(151)
2005	1	170	125	105	167	141	99	231	186	124	250	181	213	274	(219)	(175)
	2	170	128	102	176	144	104	230	189	136	264	(204)	(154)	296	(230)	(153)
	3	177	139	103	176	143	101	246	183	109	254	(213)	150	284	(205)	(175)
	4	171	134	102	171	140	95	233	205	131	244	168	181	293	(123)	(121)
	5	170	136	103	168	144	94	240	177	114	253	(203)	154	302	(235)	(110)
	6	176	131	106	177	137	99	239	181	117	259	179	124	322	(184)	(181)
	7	173	132	107	182	140	99	244	185	120	272	210	157	329	(198)	(161)
	8	200	137	104	192	139	102	242	205	116	272	205	174	336	(177)	214
	9	221	142	109	212	149	107	250	195	127	271	252	150	348	(177)	(211)
	10	197	161	111	192	156	106	267	188	120	260	(203)	180	329	(217)	(198)
	11 *	202	176	111	187	164	105	245	222	124	272	221	158	309	(192)	(174)
	12 *	204	152	116	196	160	107	226	203	128	267	(230)	(166)	356	(200)	(228)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

私人住宅－各类单位平均售价
PRIVATE DOMESTIC - AVERAGE PRICES BY CLASS

每平方米售价 $ / m^2

类别 Class	A			B			C			D			E		
年 / 月 Year / Month	港島 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories	港岛 Hong Kong	九龙 Kowloon	新界 New Territories
2004	32 535	25 233	26 611	41 716	33 058	28 023	56 808	46 837	35 698	66 291	62 070	41 912	94 478	75 240	44 483
2005 *	39 072	29 865	30 486	49 179	38 783	32 657	66 552	56 452	41 583	82 391	73 008	49 890	115 383	96 641	57 260
2004 10	35 114	27 245	28 620	46 766	37 975	30 489	61 993	55 707	39 228	77 171	76 898	48 155	104 086	(98 480)	47 595
11	34 647	26 416	27 927	43 931	35 519	29 472	63 185	50 437	37 540	74 848	68 828	45 358	118 877	(78 269)	43 145
12	35 652	26 485	27 560	45 415	35 715	29 372	61 242	48 400	38 754	73 354	76 020	42 863	100 033	(94 371)	54 250
2005 1	37 045	27 202	28 514	47 389	36 457	30 268	64 117	52 845	38 433	77 357	67 460	47 114	101 467	(82 354)	51 752
2	38 486	29 024	29 461	48 276	40 266	32 406	62 202	55 889	39 691	78 003	69 440	46 902	117 761	(83 341)	52 005
3	38 900	30 511	31 980	51 771	43 329	32 891	67 734	65 045	41 446	83 831	76 113	49 730	103 097	(76 960)	49 826
4	39 826	31 053	31 364	50 275	41 465	33 155	68 398	60 970	42 155	85 374	74 682	52 999	129 535	(94 248)	61 180
5	39 622	31 073	31 014	50 974	39 543	34 220	68 972	55 030	43 575	85 991	70 047	49 389	130 692	(79 637)	67 780
6	38 906	29 418	30 559	48 338	36 050	32 303	66 566	53 217	41 745	85 537	69 603	46 907	114 575	(120 309)	58 914
7	39 331	29 349	29 680	47 693	38 280	33 040	67 953	56 884	42 199	81 371	71 404	53 689	120 889	(69 132)	55 611
8	39 992	30 365	31 054	49 893	39 116	34 348	66 456	52 959	43 031	80 122	83 979	51 960	108 273	(153 266)	55 938
9	39 830	31 036	30 733	48 925	39 433	32 889	69 136	56 430	43 391	85 150	73 919	51 888	113 971	(125 830)	64 606
10	40 632	30 661	29 452	49 372	34 611	31 580	68 951	53 211	41 841	77 582	72 013	49 110	134 657	(115 723)	(76 565)
11 *	36 945	28 460	27 588	44 596	30 624	30 534	61 691	46 952	39 977	83 484	67 868	48 296	99 380	(92 995)	48 005
12 *	38 145	27 866	29 551	46 609	35 220	31 708	64 415	54 526	40 116	81 267	69 862	49 859	112 256	(107 191)	(51 070)

* 临时数字
( ) 表示少于 20 宗交易。

* Provisional
( ) Indicates fewer than 20 transactions.

私 人 住 宅 - 各 类 单 位 租 金 指 数

PRIVATE DOMESTIC - RENTAL INDICES BY CLASS

(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1996		114.8	119.4	124.7	121.9	121.1	118.3	121.5	119.0
1997		128.1	135.7	140.9	139.3	138.7	133.3	139.0	134.5
1998		112.8	110.3	113.6	116.2	116.9	111.7	116.5	112.6
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		97.2	97.4	99.3	100.7	101.8	97.6	101.2	98.1
2001		93.0	93.9	97.4	101.9	104.5	94.0	103.0	95.4
2002		81.3	81.8	85.0	89.8	94.3	82.0	91.6	83.4
2003		72.8	72.7	72.5	77.2	81.1	72.7	78.8	73.6
2004		75.5	76.5	79.1	84.0	86.1	76.5	84.9	77.7
2005 *		83.3	85.0	90.5	94.8	97.9	85.1	96.1	86.6
2004	10 - 12	77.1	78.6	82.6	87.9	91.0	78.6	89.3	80.2
2005	1 - 3	78.9	81.0	85.9	92.0	91.4	80.9	91.8	82.5
	4 - 6	82.5	83.8	90.5	92.1	95.6	84.3	93.6	85.5
	7 - 9	84.7	86.9	91.2	96.8	101.4	86.6	98.9	88.3
	10 - 12 *	87.0	88.2	94.3	98.1	103.0	88.5	100.3	90.0
2004	10	76.6	78.2	80.5	87.8	89.2	77.9	88.4	79.5
	11	77.2	78.5	84.4	88.6	91.5	78.9	89.9	80.5
	12	77.5	79.0	82.9	87.4	92.4	79.0	89.6	80.6
2005	1	78.4	80.5	85.5	89.8	91.2	80.4	90.4	81.9
	2	78.3	80.9	85.7	91.9	92.4	80.6	92.1	82.3
	3	80.1	81.6	86.6	94.4	90.7	81.8	92.8	83.3
	4	81.1	83.2	89.4	92.2	93.3	83.3	92.7	84.6
	5	83.1	83.9	90.3	91.9	95.8	84.5	93.6	85.7
	6	83.3	84.3	91.9	92.1	97.6	85.0	94.5	86.3
	7	83.3	86.6	91.6	96.5	97.9	86.0	97.1	87.5
	8	84.2	86.3	91.0	96.8	101.6	86.1	98.9	87.8
	9	86.6	87.9	91.1	97.1	104.8	87.8	100.6	89.5
	10	87.2	88.3	93.9	96.2	101.9	88.6	98.8	89.9
	11 *	87.9	87.9	93.5	99.3	102.0	88.6	100.5	90.1
	12 *	85.9	88.5	95.6	98.9	105.1	88.4	101.7	90.1

* 临时数字

* Provisional

私 人 住 宅 – 各 类 单 位 售 价 指 数
PRIVATE DOMESTIC - PRICE INDICES BY CLASS
(1999 = 100)

年 / 月 Year / Month		A	B	C	D	E	A, B & C	D & E	所有类别 All Classes
1996		116.8	117.1	116.5	116.1	117.6	116.9	116.5	116.9
1997		161.4	162.7	168.8	168.5	172.9	162.7	169.7	163.1
1998		118.5	116.0	117.3	116.1	114.0	117.2	115.6	117.1
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		88.3	89.5	91.2	94.2	98.7	89.2	95.4	89.6
2001		77.2	78.8	80.8	83.2	87.8	78.4	84.4	78.7
2002		68.1	70.2	71.9	76.6	81.8	69.5	77.9	69.9
2003		59.7	61.1	65.3	70.2	76.2	61.0	72.0	61.6
2004		72.7	77.2	87.8	96.5	106.6	76.6	99.4	78.0
2005 *		84.8	91.2	106.5	119.0	131.3	90.3	121.9	91.9
2004	10 - 12	76.6	82.5	95.0	106.9	118.4	81.6	109.9	83.4
2005	1 - 3	82.6	89.3	103.2	114.1	125.6	88.3	116.9	89.9
	4 - 6	87.2	93.8	110.3	120.5	132.7	92.9	123.3	94.5
	7 - 9	86.0	93.1	108.6	122.0	132.8	91.9	124.5	93.6
	10 - 12 *	83.5	88.6	103.8	119.5	134.0	88.0	122.7	89.6
2004	10	77.6	83.2	95.8	106.0	117.1	82.4	109.0	84.1
	11	75.9	81.6	95.1	106.8	117.3	80.9	109.6	82.7
	12	76.4	82.6	94.1	107.9	120.8	81.5	111.2	83.3
2005	1	78.6	84.5	98.9	112.7	124.0	83.8	115.5	85.7
	2	81.6	89.4	102.1	110.9	127.0	87.9	114.8	89.4
	3	87.6	94.0	108.7	118.7	125.9	93.1	120.4	94.6
	4	88.5	94.5	110.2	120.7	134.8	93.8	124.0	95.4
	5	87.2	95.0	112.3	119.4	132.1	93.8	122.3	95.3
	6	85.9	91.8	108.4	121.4	131.2	91.2	123.7	92.9
	7	84.9	92.2	109.3	122.4	129.0	91.1	123.9	92.8
	8	86.3	93.9	106.5	122.1	131.3	92.3	124.2	93.9
	9	86.7	93.3	109.9	121.6	138.2	92.4	125.4	94.0
	10	85.8	90.5	107.1	121.6	135.9	90.2	124.7	91.8
	11 *	82.0	87.1	102.1	118.5	130.1	86.5	121.1	88.1
	12 *	82.6	88.2	102.3	118.4	136.0	87.3	122.3	88.9

* 临时数字   * Provisional

私人住宅－较受欢迎屋苑的售价指数
PRIVATE DOMESTIC - PRICE INDICES FOR SELECTED POPULAR DEVELOPMENTS
(1999 = 100)

年 / 月 Year / Month		A, B & C 市区 Urban	A, B & C 新界 N.T.	A, B & C 合计 All	D & E 市区 Urban	D & E 新界 N.T.	D & E 合计 All	所有类别 Overall 市区 Urban	所有类别 Overall 新界 N.T.	所有类别 Overall 合计 All
2004	1	72.1	64.7	68.3	83.6	82.9	83.6	73.1	65.8	69.3
	2	77.8	68.2	72.9	94.5	89.8	92.2	79.0	69.6	74.1
	3	83.6	72.3	77.8	102.6	96.1	99.4	84.9	73.8	79.1
	4	86.5	74.4	80.4	103.4	100.8	102.2	87.8	76.1	81.8
	5	85.9	74.2	80.0	104.3	98.7	101.5	87.2	75.8	81.3
	6	83.9	72.2	77.9	102.2	98.7	100.5	85.2	73.8	79.3
	7	82.7	71.8	77.2	102.9	97.3	100.1	84.2	73.3	78.6
	8	83.4	72.6	77.9	101.5	97.6	99.7	84.7	74.2	79.2
	9	85.7	73.5	79.4	105.0	104.4	104.9	87.0	75.5	81.1
	10	88.2	75.9	81.9	109.3	108.6	109.2	89.7	77.9	83.6
	11	89.5	76.7	83.0	112.8	114.5	114.1	91.1	79.1	84.8
	12	91.3	78.0	84.5	117.1	114.6	116.1	93.1	80.2	86.4
2005	1	92.0	79.7	85.7	125.0	119.5	121.7	94.3	82.2	88.0
	2	94.4	81.8	87.9	127.8	121.1	123.9	96.7	84.2	90.2
	3	99.1	84.2	91.6	129.6	122.4	125.4	101.2	86.5	93.7
	4	102.8	87.6	95.1	133.2	123.1	127.7	104.8	89.9	97.1
	5	104.6	89.1	96.7	134.0	125.0	128.9	106.6	91.4	98.7
	6	103.8	88.2	95.8	132.4	123.7	127.4	105.8	90.5	97.8
	7	102.4	88.4	95.3	128.5	122.8	125.0	104.2	90.6	97.2
	8	103.0	87.6	95.2	133.3	123.0	127.7	105.1	89.9	97.2
	9	103.7	89.2	96.3	132.0	122.2	126.6	105.7	91.3	98.2
	10	102.0	89.0	95.4	129.9	124.7	126.7	103.9	91.3	97.3
	11 *	99.2	85.0	92.0	131.5	122.7	126.6	101.3	87.3	94.1
	12 *	97.1	83.3	90.1	129.0	119.2	123.6	99.3	85.6	92.2

* 临时数字
技术附注第 14 段对「较受欢迎屋苑」有详细说明。

* Provisional
For details of the selected popular residential developments, see paragraph 14 of the Technical Notes.

私人写字楼－各区不同级别总存量及空置量
PRIVATE OFFICE - STOCK AND VACANCY BY GRADE AND DISTRICT

平方米 m^2

地区	District	2005 年底总存量 Stock at year end 甲级 A	乙级 B	丙级 C	总数 Total	2005 年底空置量 Amount Vacant at year end 甲级 A	乙级 B	丙级 C	总数 Total	空置百分率 % Vacant 甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	1 863 600	773 700	636 300	3 273 600	130 700	66 100	83 100	279 900	7.0	8.5	13.1	8.6
湾仔	Wan Chai	951 200	581 400	325 800	1 858 400	64 000	50 300	27 000	141 300	6.7	8.7	8.3	7.6
东区	Eastern	587 300	181 600	86 500	855 400	50 600	28 000	6 800	85 400	8.6	15.4	7.9	10.0
南区	Southern	84 900	37 500	10 500	132 900	38 100	8 100	1 000	47 200	44.9	21.6	9.5	35.5
港岛	**HONG KONG**	**3 487 000**	**1 574 200**	**1 059 100**	**6 120 300**	**283 400**	**152 500**	**117 900**	**553 800**	**8.1**	**9.7**	**11.1**	**9.0**
油尖旺	Yau Tsim Mong	1 037 300	648 200	427 100	2 112 600	70 400	44 900	36 800	152 100	6.8	6.9	8.6	7.2
深水埗	Sham Shui Po	124 800	60 800	39 200	224 800	4 800	15 800	2 800	23 400	3.8	26.0	7.1	10.4
九龙城	Kowloon City	107 700	57 000	20 800	185 500	5 500	3 200	2 800	11 500	5.1	5.6	13.5	6.2
黄大仙	Wong Tai Sin	-	21 800	1 200	23 000	-	1 100	600	1 700	-	5.0	50.0	7.4
观塘	Kwun Tong	460 200	21 600	6 100	487 900	31 800	1 900	400	34 100	6.9	8.8	6.6	7.0
九龙	**KOWLOON**	**1 730 000**	**809 400**	**494 400**	**3 033 800**	**112 500**	**66 900**	**43 400**	**222 800**	**6.5**	**8.3**	**8.8**	**7.3**
葵青	Kwai Tsing	74 800	11 400	2 000	88 200	2 900	700	1 000	4 600	3.9	6.1	50.0	5.2
荃湾	Tsuen Wan	67 400	10 300	800	78 500	3 600	1 100	-	4 700	5.3	10.7	-	6.0
屯门	Tuen Mun	32 400	-	8 400	40 800	11 900	-	1 100	13 000	36.7	-	13.1	31.9
元朗	Yuen Long	9 200	9 900	19 000	38 100	-	300	2 400	2 700	-	3.0	12.6	7.1
北区	North	26 800	-	500	27 300	5 100	-	400	5 500	19.0	-	80.0	20.1
大埔	Tai Po	-	5 200	1 200	6 400	-	400	-	400	-	7.7	-	6.3
沙田	Sha Tin	173 400	16 300	-	189 700	26 400	-	-	26 400	15.2	-	-	13.9
西贡	Sai Kung	9 000	-	-	9 000	5 300	-	-	5 300	58.9	-	-	58.9
离岛	Islands	122 200	15 400	-	137 600	10 900	3 700	-	14 600	8.9	24.0	-	10.6
新界	**NEW TERRITORIES**	**515 200**	**68 500**	**31 900**	**615 600**	**66 100**	**6 200**	**4 900**	**77 200**	**12.8**	**9.1**	**15.4**	**12.5**
全港	**OVERALL**	**5 732 200**	**2 452 100**	**1 585 400**	**9 769 700**	**462 000**	**225 600**	**166 200**	**853 800**	**8.1**	**9.2**	**10.5**	**8.7**
分区	**Sub-districts**												
上环	Sheung Wan	232 300	350 200	434 300	1 016 800	27 900	23 000	57 600	108 500	12.0	6.6	13.3	10.7
中区	Central	1 580 900	368 200	185 200	2 134 300	102 000	24 100	22 800	148 900	6.5	6.5	12.3	7.0
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	951 200	581 400	325 800	1 858 400	64 000	50 300	27 000	141 300	6.7	8.7	8.3	7.6
北角 / 鲗鱼涌	North Point / Quarry Bay	587 300	147 500	68 700	803 500	50 600	14 700	5 100	70 400	8.6	10.0	7.4	8.8
尖沙咀	Tsim Sha Tsui	834 300	343 700	209 900	1 387 900	43 600	25 600	11 000	80 200	5.2	7.4	5.2	5.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	182 000	304 500	217 200	703 700	26 800	19 300	25 800	71 900	14.7	6.3	11.9	10.2

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 – 各区总存量、落成量及空置量
PRIVATE OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	3 281 600	31 900	1.0	3 273 600	279 900	8.6
湾仔	Wan Chai	1 865 300	-	-	1 858 400	141 300	7.6
东区	Eastern	856 000	-	-	855 400	85 400	10.0
南区	Southern	133 300	-	-	132 900	47 200	35.5
港岛	**HONG KONG**	**6 136 200**	**31 900**	**0.5**	**6 120 300**	**553 800**	**9.0**
油尖旺	Yau Tsim Mong	2 103 900	2 200	0.1	2 112 600	152 100	7.2
深水埗	Sham Shui Po	224 300	-	-	224 800	23 400	10.4
九龙城	Kowloon City	185 500	-	-	185 500	11 500	6.2
黄大仙	Wong Tai Sin	23 200	-	-	23 000	1 700	7.4
观塘	Kwun Tong	489 600	-	-	487 900	34 100	7.0
九龙	**KOWLOON**	**3 026 500**	**2 200**	**0.1**	**3 033 800**	**222 800**	**7.3**
葵青	Kwai Tsing	88 200	-	-	88 200	4 600	5.2
荃湾	Tsuen Wan	78 500	-	-	78 500	4 700	6.0
屯门	Tuen Mun	40 300	-	-	40 800	13 000	31.9
元朗	Yuen Long	36 700	-	-	38 100	2 700	7.1
北区	North	27 300	-	-	27 300	5 500	20.1
大埔	Tai Po	6 400	-	-	6 400	400	6.3
沙田	Sha Tin	189 800	-	-	189 700	26 400	13.9
西贡	Sai Kung	9 000	-	-	9 000	5 300	58.9
离岛	Islands	156 000	-	-	137 600	14 600	10.6
新界	**NEW TERRITORIES**	**632 200**	**-**	**-**	**615 600**	**77 200**	**12.5**
全港	**OVERALL**	**9 794 900**	**34 100**	**0.3**	**9 769 700**	**853 800**	**8.7**
分区	**Sub-districts**						
上环	Sheung Wan	1 021 600	500	0.0 +	1 016 800	108 500	10.7
中区	Central	2 134 200	31 400	1.5	2 134 300	148 900	7.0
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	1 865 300	-	-	1 858 400	141 300	7.6
北角 / 鲗鱼涌	North Point / Quarry Bay	804 000	-	-	803 500	70 400	8.8
尖沙咀	Tsim Sha Tsui	1 390 800	2 200	0.2	1 387 900	80 200	5.8
油麻地 / 旺角	Yau Ma Tei / Mong Kok	692 100	-	-	703 700	71 900	10.2

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。
分区数字已包括在地区数字内。
+ 少于 0.05%

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.
Sub-district figures have already been included in District figures.
+ Below 0.05%

TABLE 表 19

私人写字楼 - 各级别拆卸量、落成量及总存量
PRIVATE OFFICE - DEMOLITION, COMPLETIONS AND STOCK BY GRADE

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition 甲级 A	乙级 B	丙级 C	总数 Total	落成量 Completions 甲级 A	乙级 B	丙级 C	总数 Total	年底总存量 Stock at year end 甲级 A	乙级 B	丙级 C	总数 Total
2001	港岛	Hong Kong	-	-	-	-	31 500	12 300	1 400	45 200	3 191 500	1 553 700	1 063 300	5 808 500
	九龙	Kowloon	-	-	-	-	19 900	-	1 100	21 000	1 504 300	751 400	502 200	2 757 900
	新界	New Territories	-	-	-	-	9 700	-	300	10 000	454 500	78 900	32 100	565 500
	全港	**OVERALL**	**-**	**-**	**-**	**-**	**61 100**	**12 300**	**2 800**	**76 200**	**5 150 300**	**2 384 000**	**1 597 600**	**9 131 900**
2002	港岛	Hong Kong	-	3 400	-	3 400	92 800	6 200	9 200	108 200	3 262 600	1 567 100	1 072 500	5 902 200
	九龙	Kowloon	-	-	-	-	23 900	9 000	2 000	34 900	1 527 300	760 900	508 200	2 796 400
	新界	New Territories	-	-	-	-	-	21 400	1 100	22 500	444 400	94 600	33 200	572 200
	全港	**OVERALL**	**-**	**3 400**	**-**	**3 400**	**116 700**	**36 600**	**12 300**	**165 600**	**5 234 300**	**2 422 600**	**1 613 900**	**9 270 800**
2003	港岛	Hong Kong	2 200	5 000	500	7 700	181 900	4 400	300	186 600	3 428 000	1 566 500	1 063 900	6 058 400
	九龙	Kowloon	-	-	-	-	76 000	8 400	-	84 400	1 603 300	769 300	508 200	2 880 800
	新界	New Territories	-	-	-	-	6 800	21 000	-	27 800	451 200	115 600	33 200	600 000
	全港	**OVERALL**	**2 200**	**5 000**	**500**	**7 700**	**264 700**	**33 800**	**300**	**298 800**	**5 482 500**	**2 451 400**	**1 605 300**	**9 539 200**
2004	港岛	Hong Kong	-	-	-	-	51 200	14 600	5 100	70 900	3 489 300	1 579 900	1 067 000	6 136 200
	九龙	Kowloon	-	-	-	-	140 300	23 200	-	163 500	1 732 900	792 200	501 400	3 026 500
	新界	New Territories	-	-	-	-	43 800	1 300	-	45 100	531 000	68 500	32 700	632 200
	全港	**OVERALL**	**-**	**-**	**-**	**-**	**235 300**	**39 100**	**5 100**	**279 500**	**5 753 200**	**2 440 600**	**1 601 100**	**9 794 900**
2005	港岛	Hong Kong	-	-	-	-	30 200	-	1 700	31 900	3 487 000	1 574 200	1 059 100	6 120 300
	九龙	Kowloon	-	-	-	-	-	2 200	-	2 200	1 730 000	809 400	494 400	3 033 800
	新界	New Territories	-	-	-	-	-	-	-	-	515 200	68 500	31 900	615 600
	全港	**OVERALL**	**-**	**-**	**-**	**-**	**30 200**	**2 200**	**1 700**	**34 100**	**5 732 200**	**2 452 100**	**1 585 400**	**9 769 700**

私人写字楼 – 各区落成量及预测落成量
PRIVATE OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005 甲级 A	2005 乙级 B	2005 丙级 C	2005 总数 Total	预测落成量 Forecast [2006]	预测落成量 Forecast [2007]
中西区	Central and Western	30 200	-	1 700	31 900	27 600	-
湾仔	Wan Chai	-	-	-	-	-	6 300
东区	Eastern	-	-	-	-	-	-
南区	Southern	-	-	-	-	-	-
港岛	**HONG KONG**	**30 200**	**-**	**1 700**	**31 900**	**27 600**	**6 300**
油尖旺	Yau Tsim Mong	-	2 200	-	2 200	2 000	55 800
深水埗	Sham Shui Po	-	-	-	-	-	18 100
九龙城	Kowloon City	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	-	-	-	-	61 000	56 000
九龙	**KOWLOON**	**-**	**2 200**	**-**	**2 200**	**63 000**	**129 900**
葵青	Kwai Tsing	-	-	-	-	-	-
荃湾	Tsuen Wan	-	-	-	-	21 000	-
屯门	Tuen Mun	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-
北区	North	-	-	-	-	1 200	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	-	-	-	-	14 800	50 200
西贡	Sai Kung	-	-	-	-	-	-
离岛	Islands	-	-	-	-	24 000	-
新界	**NEW TERRITORIES**	**-**	**-**	**-**	**-**	**61 000**	**50 200**
全港	**OVERALL**	**30 200**	**2 200**	**1 700**	**34 100**	**151 600**	**186 400**
分区	**Sub-districts**						
上环	Sheung Wan	-	-	500	500	1 100	-
中区	Central	30 200	-	1 200	31 400	26 500	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	-	6 300
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	2 200	-	2 200	1 200	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	-	-	800	55 800

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私人写字楼 - 各区不同级别预测落成量
PRIVATE OFFICE - FORECAST COMPLETIONS BY GRADE AND DISTRICT

平方米 m^2

地区	District	[2006] 甲级 A	乙级 B	丙级 C	总数 Total	[2007] 甲级 A	乙级 B	丙级 C	总数 Total
中西区	Central and Western	10 500	8 700	8 400	27 600	-	-	-	-
湾仔	Wan Chai	-	-	-	-	-	4 700	1 600	6 300
东区	Eastern	-	-	-	-	-	-	-	-
南区	Southern	-	-	-	-	-	-	-	-
港岛	**HONG KONG**	**10 500**	**8 700**	**8 400**	**27 600**	**-**	**4 700**	**1 600**	**6 300**
油尖旺	Yau Tsim Mong	-	1 200	800	2 000	55 800	-	-	55 800
深水埗	Sham Shui Po	-	-	-	-	-	-	18 100	18 100
九龙城	Kowloon City	-	-	-	-	-	-	-	-
黄大仙	Wong Tai Sin	-	-	-	-	-	-	-	-
观塘	Kwun Tong	44 500	16 500	-	61 000	56 000	-	-	56 000
九龙	**KOWLOON**	**44 500**	**17 700**	**800**	**63 000**	**111 800**	**-**	**18 100**	**129 900**
葵青	Kwai Tsing	-	-	-	-	-	-	-	-
荃湾	Tsuen Wan	21 000	-	-	21 000	-	-	-	-
屯门	Tuen Mun	-	-	-	-	-	-	-	-
元朗	Yuen Long	-	-	-	-	-	-	-	-
北区	North	-	1 200	-	1 200	-	-	-	-
大埔	Tai Po	-	-	-	-	-	-	-	-
沙田	Sha Tin	14 800	-	-	14 800	50 200	-	-	50 200
西贡	Sai Kung	-	-	-	-	-	-	-	-
离岛	Islands	24 000	-	-	24 000	-	-	-	-
新界	**NEW TERRITORIES**	**59 800**	**1 200**	**-**	**61 000**	**50 200**	**-**	**-**	**50 200**
全港	**OVERALL**	**114 800**	**27 600**	**9 200**	**151 600**	**162 000**	**4 700**	**19 700**	**186 400**

分区	**Sub-districts**								
上环	Sheung Wan	-	-	1 100	1 100	-	-	-	-
中区	Central	10 500	8 700	7 300	26 500	-	-	-	-
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	-	-	-	-	-	4 700	1 600	6 300
北角 / 鲗鱼涌	North Point / Quarry Bay	-	-	-	-	-	-	-	-
尖沙咀	Tsim Sha Tsui	-	1 200	-	1 200	-	-	-	-
油麻地 / 旺角	Yau Ma Tei / Mong Kok	-	-	800	800	55 800	-	-	55 800

分区数字已包括在地区数字内。

Sub-district figures have already been included in District figures.

私 人 写 字 楼 - 整 体 空 置 趋 势
PRIVATE OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2001	76 200	58 100	76.2	9 085 500	954 400	10.5	1 012 500	11.1
2002	165 600	105 400	63.6	9 120 900	1 069 100	11.7	1 174 500	12.6
2003	298 800	220 700	73.9	9 240 400	1 113 100	12.0	1 333 800	14.0
2004	279 500	234 400	83.9	9 515 400	1 005 500	10.6	1 239 900	12.7
2005	34 100	4 400	12.9	9 735 600	849 400	8.7	853 800	8.7

私人写字楼 – 各区不同级别平均租金
PRIVATE OFFICE - AVERAGE RENTS BY GRADE AND DISTRICT

每平方米月租 $ / m² per month

级别 Grade [平均面积] [Average size]		甲 A [266 平方米 m²]						乙 B [85 平方米 m²]						丙 C [44 平方米 m²]					
年 Year	/ 月 / Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/ Causeway Bay	北角/鲗鱼涌 North Point/ Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/ Mong Kok
2004		222	290	194	155	214	(193)	135	224	172	128	205	191	131	197	180	167	196	168
2005 *		268	410	278	184	278	285	159	287	198	149	232	218	145	234	202	186	240	190
2004	7	197	286	179	153	211	-	133	230	161	130	208	194	124	198	183	161	201	166
	8	296	305	190	190	216	-	134	204	165	135	230	196	124	196	185	164	192	157
	9	230	314	192	174	220	(185)	127	244	179	129	216	201	140	215	180	170	207	173
	10	221	315	207	155	214	(222)	143	228	190	134	197	206	132	207	170	165	203	174
	11	216	330	201	149	233	-	135	259	179	124	206	209	128	213	188	171	202	166
	12	209	323	202	167	236	(180)	148	229	192	133	240	197	121	186	191	201	215	184
2005	1	284	351	232	146	252	(230)	142	241	185	141	224	213	143	199	198	169	209	161
	2	198	344	282	149	248	-	139	250	195	150	226	210	138	228	209	178	205	170
	3	205	339	278	165	256	-	144	257	180	146	214	214	152	207	200	174	224	181
	4	239	348	273	161	264	(275)	141	277	184	148	214	227	144	216	185	182	218	187
	5	333	385	270	187	263	(290)	153	281	191	152	230	209	139	214	190	178	230	192
	6	254	394	263	183	263	(262)	164	277	191	147	229	211	140	230	199	187	242	191
	7	310	409	301	228	278	(267)	156	311	195	150	224	210	140	262	208	187	291	203
	8 *	231	488	301	221	295	300	166	312	201	164	247	221	148	247	207	197	241	190
	9 *	291	497	293	184	294	296	168	282	201	141	250	240	155	237	210	189	236	216
	10 *	-	485	278	193	320	(293)	174	295	231	144	242	223	146	313	207	192	237	181
	11 *	(298)	470	291	174	318	(279)	180	322	221	149	261	237	147	264	225	187	248	187
	12 *	(349)	504	290	(168)	316	(283)	195	340	228	167	247	215	152	245	205	205	247	197

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2005 年内所分析单位的平均面积 。
\- 本署没有成交个案。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2005.
\- No transaction record received by this Department.

私人写字楼－各区不同级别平均售价
PRIVATE OFFICE - AVERAGE PRICES BY GRADE AND DISTRICT

每平方米售价 $ / m^2

级别 Grade [平均面积] [Average size]		甲 A [187 平方米 m^2]						乙 B [84 平方米 m^2]						丙 C [47 平方米 m^2]					
年 Year	/ 月 / Month	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok	上环 Sheung Wan	中区 Central	湾仔/铜锣湾 Wan Chai/Causeway Bay	北角/鲗鱼涌 North Point/Quarry Bay	尖沙咀 Tsim Sha Tsui	油麻地/旺角 Yau Ma Tei/Mong Kok
2004		54 137	96 067	63 440	36 865	72 666	-	24 110	53 997	43 150	25 187	46 843	30 209	20 231	37 285	33 101	24 837	27 214	23 488
2005 *		114 066	122 403	79 626	55 889	94 600	(132 221)	34 294	83 561	60 825	36 350	64 320	48 352	30 073	50 954	43 809	33 506	38 965	30 791
2004	7	-	100 977	(45 351)	(31 618)	64 215	-	(26 578)	(62 863)	(70 969)	(27 163)	38 648	22 765	18 614	(41 989)	29 217	25 832	23 986	22 709
	8	(62 291)	101 936	(63 537)	(35 958)	69 591	-	-	(42 733)	55 551	(24 481)	47 364	25 042	21 750	(38 675)	28 627	23 813	23 380	23 132
	9	(103 762)	87 231	(75 087)	(38 930)	76 868	-	(38 226)	(44 267)	39 026	(23 248)	47 713	31 123	19 364	35 373	39 083	25 270	29 880	23 386
	10	(72 678)	98 180	68 986	(40 536)	81 617	-	30 239	(60 444)	50 753	(34 198)	53 876	25 566	25 815	(31 130)	36 286	27 603	28 210	27 368
	11	-	108 900	58 618	(40 301)	81 143	-	(27 816)	(48 257)	43 150	25 479	56 429	35 698	23 953	37 348	41 282	28 565	32 860	25 629
	12	(32 353)	108 558	64 151	-	86 162	-	26 155	71 345	47 048	(30 174)	51 420	33 535	23 969	(26 328)	41 151	23 406	29 792	24 835
2005	1	-	122 913	74 475	(50 725)	76 836	-	(35 856)	(45 827)	(44 201)	(27 549)	57 379	26 476	26 275	30 232	29 020	29 698	26 414	24 923
	2	-	107 575	(70 161)	-	93 722	-	(29 998)	70 565	47 468	(34 976)	46 999	30 954	30 749	51 009	35 963	(33 131)	29 786	25 172
	3	(98 736)	112 977	72 042	(41 262)	98 468	-	37 550	81 297	51 505	34 275	62 066	33 970	29 337	37 735	43 735	32 658	33 545	24 774
	4	(101 567)	119 417	80 600	(51 211)	80 880	-	30 962	93 870	54 607	(31 710)	54 380	51 064	31 948	52 352	47 007	32 044	37 268	29 045
	5	-	137 866	82 638	(63 689)	98 229	-	23 119	76 317	69 419	36 927	65 624	59 069	29 874	(55 743)	48 523	32 958	34 191	33 268
	6	-	124 784	(63 345)	(61 380)	96 376	-	(28 834)	77 072	72 648	(40 512)	65 627	63 324	32 044	(64 608)	42 521	34 369	40 503	30 888
	7	-	129 476	(77 210)	-	95 501	(154 561)	35 921	(95 460)	56 070	(43 119)	69 334	52 748	23 237	(59 739)	40 357	35 059	36 031	31 602
	8 *	(187 885)	137 845	(90 265)	(55 523)	103 489	-	35 537	(80 563)	65 788	(39 888)	75 242	47 182	31 385	53 022	49 940	30 636	47 984	32 205
	9 *	-	(129 409)	(148 986)	-	(91 903)	(109 880)	(39 303)	122 240	67 682	(42 692)	65 462	47 082	25 186	52 934	45 399	40 570	53 022	35 604
	10 *	-	(127 268)	(55 021)	-	105 018	-	41 980	(52 000)	(82 894)	(36 550)	66 654	48 393	30 711	(41 630)	44 981	32 450	47 125	35 520
	11 *	-	131 774	(110 553)	-	(99 785)	-	(31 087)	(46 200)	(47 036)	(42 045)	70 073	55 050	34 608	(64 050)	39 396	39 273	39 876	30 226
	12 *	-	(149 693)	(85 821)	-	(100 613)	-	(41 860)	(118 054)	(49 600)	(38 961)	70 314	47 223	31 540	61 548	46 879	33 259	37 685	32 423

* 临时数字 / Provisional
( ) 表示少于 5 宗交易。 / Indicates fewer than 5 transactions.
[ ] 表示 2005 年内所分析单位的平均面积。 / Indicates average size of the units analysed during 2005.
\- 本署没有成交个案。 / No transaction record received by this Department.

私人写字楼－各级别租金及售价指数
PRIVATE OFFICE - RENTAL AND PRICE INDICES BY GRADE
(1999 = 100)

年 / 月 Year / Month		租金 Rents 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall	售价 Prices 甲级 Grade A	乙级 Grade B	丙级 Grade C	所有级别 Overall
1996		151.8	155.2	148.8	152.3	191.9	194.9	171.7	188.4
1997		157.2	159.8	150.6	156.8	217.9	213.0	189.4	213.1
1998		138.3	135.9	127.2	135.9	133.8	135.5	135.0	134.5
1999		100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
2000		100.8	95.1	95.2	98.5	92.2	91.0	82.8	89.9
2001		105.0	97.7	93.2	101.0	81.8	80.2	70.9	78.7
2002		86.0	85.3	84.1	85.4	70.0	67.7	66.6	68.4
2003		73.4	76.3	75.8	74.6	64.8	63.4	58.4	62.5
2004		77.1	79.7	78.6	78.1	113.1	95.0	76.9	99.3
2005 *		99.8	94.2	88.8	96.3	150.1	134.8	104.1	133.1
2004	7 - 9	78.7	80.2	78.4	79.0	114.9	94.5	75.8	99.4
	10 - 12	81.4	83.9	81.4	82.1	127.6	106.2	88.1	112.0
2005	1 - 3	89.6	86.5	83.8	87.7	146.3	114.7	90.8	123.2
	4 - 6	95.1	91.4	87.8	92.8	148.4	142.4	107.1	135.6
	7 - 9 *	104.3	96.5	90.6	99.7	153.4	145.4	107.5	138.4
	10 - 12 *	110.2	102.4	92.9	105.1	152.1	136.7	110.8	135.2
2004	7	75.5	78.2	77.9	76.6	111.2	89.5	74.7	95.9
	8	80.8	81.3	76.8	80.2	110.3	93.5	74.5	96.8
	9	79.7	81.2	80.5	80.3	123.1	100.4	78.2	105.5
	10	79.7	83.1	80.5	80.8	118.6	110.8	85.3	108.3
	11	82.4	82.8	80.9	82.2	128.3	102.3	91.8	112.1
	12	82.2	85.9	82.7	83.3	135.8	105.4	87.1	115.5
2005	1	88.9	86.7	83.2	87.3	133.5	104.4	82.3	112.2
	2	88.2	85.8	83.8	86.7	155.9	112.9	91.8	127.7
	3	91.7	87.0	84.3	89.1	149.5	126.9	98.3	129.8
	4	92.9	89.2	86.5	90.7	146.8	137.8	105.0	133.0
	5	96.1	91.5	88.0	93.4	157.2	145.6	107.9	140.7
	6	96.4	93.4	88.9	94.3	141.3	143.9	108.5	133.0
	7	102.3	93.1	90.7	97.6	155.2	137.8	102.3	136.2
	8 *	103.8	97.0	89.6	99.4	156.6	150.1	111.0	142.2
	9 *	106.8	99.4	91.6	102.1	148.3	148.4	109.1	136.9
	10 *	106.8	99.6	91.6	102.2	(146.0)	136.5	111.8	133.3
	11 *	110.6	103.7	93.5	105.8	(154.6)	140.9	110.8	137.5
	12 *	113.2	103.8	93.5	107.3	(155.7)	132.8	109.8	134.7

* 临时数字
( ) 表示少于 20 宗交易。
上述指数并非限于主要地区。
由 2000 年 4 月起，租金和售价指数均就重新界定级别的写字楼编制。
这些指数不能直接与较早前的指数相比。

* Provisional
( ) Indicates fewer than 20 transactions.
The indices are not restricted to the main districts.
Since April 2000 both indices have been compiled in respect of units graded according to revised grading criteria.
They are not strictly comparable to earlier indices.

私人写字楼－核心地区甲级写字楼的租金及售价指数
PRIVATE OFFICE - RENTAL AND PRICE INDICES FOR GRADE A OFFICE IN CORE DISTRICTS
(1999 = 100)

年 / 月 Year / Month		租金 Rents 上环 / 中区 Sheung Wan / Central	湾仔 / 铜锣湾 Wan Chai / Causeway Bay	尖沙咀 Tsim Sha Tsui	售价 Prices 核心地区 # Core Districts #
1996		158.9	160.6	143.2	193.8
1997		170.8	168.4	148.8	231.7
1998		150.3	150.1	129.8	129.4
1999		100.0	100.0	100.0	100.0
2000		104.2	101.1	96.7	95.3
2001		116.8	105.7	95.2	86.7
2002		85.1	82.9	83.0	70.2
2003		67.3	67.0	74.5	63.8
2004		72.0	68.2	79.0	117.2
2005 *		104.3	88.6	106.0	161.1
2004	7 - 9	75.4	67.5	80.4	116.4
	10 - 12	77.5	71.5	83.5	132.2
2005	1 - 3	88.9	78.9	94.8	149.7
	4 - 6	97.1	84.4	100.7	157.6
	7 - 9 *	112.7	91.7	109.8	168.1
	10 - 12 *	118.4	99.5	118.5	169.1
2004	7	68.6	63.8	79.3	116.1
	8	78.3	70.1	82.2	114.2
	9	79.2	68.7	79.7	119.0
	10	74.1	72.2	79.3	125.7
	11	79.8	71.3	85.5	135.5
	12	78.7	71.1	85.6	135.5
2005	1	87.4	77.2	92.4	146.9
	2	87.6	78.1	93.5	154.1
	3	91.8	81.5	98.6	148.2
	4	89.9	83.8	100.4	154.5
	5	102.0	83.6	100.5	166.3
	6	99.4	85.9	101.3	152.0
	7	108.1	88.5	105.8	162.6
	8 *	112.8	94.0	111.4	173.4
	9 *	117.2	92.7	112.3	(168.2)
	10 *	116.8	95.2	116.4	(162.2)
	11 *	116.6	100.3	118.8	(174.1)
	12 *	121.9	102.9	120.4	170.9

核心地区：上环 / 中区、湾仔 / 铜锣湾及尖沙咀。
* 临时数字
( ) 表示少于 10 宗交易。

Core districts : Sheung Wan / Central , Wan Chai / Causeway Bay & Tsim Sha Tsui.
* Provisional
( ) Indicates fewer than 10 transactions.

私人商业楼宇－各区总存量、落成量及空置量
PRIVATE COMMERCIAL - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m2

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年底总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	1 138 100	1 100	0.1	1 126 500	119 700	10.6
湾仔	Wan Chai	1 006 400	600	0.1	1 010 500	78 200	7.7
东区	Eastern	716 800	-	-	718 200	59 500	8.3
南区	Southern	181 800	300	0.2	183 700	17 800	9.7
港岛	**HONG KONG**	**3 043 100**	**2 000**	**0.1**	**3 038 900**	**275 200**	**9.1**
油尖旺	Yau Tsim Mong	1 911 800	1 000	0.1	1 924 600	199 300	10.4
深水埗	Sham Shui Po	641 300	9 300	1.5	655 000	64 500	9.8
九龙城	Kowloon City	677 900	400	0.1	675 600	81 200	12.0
黄大仙	Wong Tai Sin	172 300	-	-	172 600	11 600	6.7
观塘	Kwun Tong	478 900	1 400	0.3	482 300	75 800	15.7
九龙	**KOWLOON**	**3 882 200**	**12 100**	**0.3**	**3 910 100**	**432 400**	**11.1**
葵青	Kwai Tsing	267 600	-	-	269 600	25 400	9.4
荃湾	Tsuen Wan	452 300	10 700	2.4	460 000	82 300	17.9
屯门	Tuen Mun	307 300	2 700	0.9	309 400	39 200	12.7
元朗	Yuen Long	383 600	1 600	0.4	386 300	33 200	8.6
北区	North	177 500	-	-	178 300	10 000	5.6
大埔	Tai Po	186 400	100	0.1	187 500	10 300	5.5
沙田	Sha Tin	323 400	-	-	325 000	15 300	4.7
西贡	Sai Kung	210 600	2 300	1.1	202 800	27 400	13.5
离岛	Islands	173 800	79 200	45.6	254 500	29 400	11.6
新界	**NEW TERRITORIES**	**2 482 500**	**96 600**	**3.9**	**2 573 400**	**272 500**	**10.6**
全港	**OVERALL**	**9 407 800**	**110 700**	**1.2**	**9 522 400**	**980 100**	**10.3**

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人商业楼宇－拆卸量、落成量及总存量
PRIVATE COMMERCIAL - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2001	港岛	Hong Kong	5 600	32 200	3 002 100
	九龙	Kowloon	6 300	77 100	3 759 600
	新界	New Territories	6 200	22 200	2 340 000
	全港	**OVERALL**	**18 100**	**131 500**	**9 101 700**
2002	港岛	Hong Kong	7 200	30 500	3 017 200
	九龙	Kowloon	500	39 800	3 797 700
	新界	New Territories	-	67 700	2 429 700
	全港	**OVERALL**	**7 700**	**138 000**	**9 244 600**
2003	港岛	Hong Kong	5 400	45 400	3 052 400
	九龙	Kowloon	600	44 000	3 795 400
	新界	New Territories	400	28 500	2 457 800
	全港	**OVERALL**	**6 400**	**117 900**	**9 305 600**
2004	港岛	Hong Kong	2 700	8 000	3 043 100
	九龙	Kowloon	4 900	72 100	3 882 200
	新界	New Territories	400	11 200	2 482 500
	全港	**OVERALL**	**8 000**	**91 300**	**9 407 800**
2005	港岛	Hong Kong	6 700	2 000	3 038 900
	九龙	Kowloon	4 300	12 100	3 910 100
	新界	New Territories	-	96 600	2 573 400
	全港	**OVERALL**	**11 000**	**110 700**	**9 522 400**

私人商业楼宇－各区落成量及预测落成量
PRIVATE COMMERCIAL - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005	预测落成量 Forecast [2006]	预测落成量 Forecast [2007]
中西区	Central and Western	1 100	7 300	300
湾仔	Wan Chai	600	1 200	9 900
东区	Eastern	-	-	-
南区	Southern	300	800	100
港岛	**HONG KONG**	**2 000**	**9 300**	**10 300**
油尖旺	Yau Tsim Mong	1 000	58 800	6 300
深水埗	Sham Shui Po	9 300	3 800	6 300
九龙城	Kowloon City	400	8 000	1 400
黄大仙	Wong Tai Sin	-	-	7 600
观塘	Kwun Tong	1 400	4 500	59 800
九龙	**KOWLOON**	**12 100**	**75 100**	**81 400**
葵青	Kwai Tsing	-	-	1 300
荃湾	Tsuen Wan	10 700	500	17 900
屯门	Tuen Mun	2 700	-	-
元朗	Yuen Long	1 600	1 000	-
北区	North	-	-	-
大埔	Tai Po	100	100	-
沙田	Sha Tin	-	1 900	2 700
西贡	Sai Kung	2 300	21 900	-
离岛	Islands	79 200	16 800	5 000
新界	**NEW TERRITORIES**	**96 600**	**42 200**	**26 900**
全港	**OVERALL**	**110 700**	**126 600**	**118 600**

私人商业楼宇－整体空置趋势
PRIVATE COMMERCIAL - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2001	131 500	82 600	62.8	8 972 800	668 300	7.4	750 900	8.2
2002	138 000	122 300	88.6	9 092 700	868 500	9.6	990 800	10.7
2003	117 900	90 500	76.8	9 187 700	911 700	9.9	1 002 200	10.8
2004	91 300	68 700	75.2	9 316 500	950 700	10.2	1 019 400	10.8
2005	110 700	23 000	20.8	9 411 700	957 100	10.2	980 100	10.3

私人零售业楼宇－平均租金及售价
PRIVATE RETAIL - AVERAGE RENTS AND PRICES

	租金 Rents (每平方米月租 $ / m² per month)			售价 Prices (每平方米售价 $ / m²)		
区域 Area [平均面积] [Average size] 年 / 月 Year / Month	港岛 Hong Kong [58 平方米 m²]	九龙 Kowloon [49 平方米 m²]	新界 New Territories [53 平方米 m²]	港岛 Hong Kong [54 平方米 m²]	九龙 Kowloon [44 平方米 m²]	新界 New Territories [32 平方米 m²]
2004	844	898	710	169 879	210 991	111 157
2005 *	934	972	769	183 732	221 246	134 601
2004 7	907	1 017	638	115 308	144 230	74 037
8	820	799	706	172 520	158 849	112 112
9	862	871	676	177 500	184 596	100 885
10	833	986	723	195 481	190 919	116 487
11	900	954	810	218 904	257 910	143 206
12	844	1 053	787	154 476	269 936	112 346
2005 1	804	854	692	202 172	260 975	134 359
2	744	829	881	174 658	246 007	224 329
3	988	1 005	793	188 737	237 654	143 519
4	834	892	739	186 139	264 848	139 002
5	1 079	838	714	154 018	236 799	128 583
6	933	896	695	263 382	253 153	112 777
7	969	942	803	156 906	182 677	102 379
8 *	903	1 140	702	187 321	184 500	144 774
9 *	948	959	864	157 836	215 128	110 671
10 *	862	955	754	184 094	147 426	138 228
11 *	1 166	998	684	177 511	165 913	152 772
12 *	918	1 575	1 062	124 927	147 417	129 088

* 临时数字

[ ] 表示 2005 年内所分析单位的平均面积。

* Provisional

[ ] Indicates average size of the units analysed during 2005.

私人零售业楼宇－租金及售价指数
PRIVATE RETAIL - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售价 Prices
1996		117.8	134.0
1997		123.5	177.3
1998		111.2	128.3
1999		100.0	100.0
2000		101.3	93.6
2001		99.4	86.8
2002		92.9	85.0
2003		86.4	85.5
2004		92.8	119.3
2005 *		100.7	148.1
2004	7 - 9	94.4	118.6
	10 - 12	96.0	134.2
2005	1 - 3	96.8	144.3
	4 - 6	99.0	153.0
	7 - 9 *	102.8	149.5
	10 - 12 *	104.0	145.6
2004	7	93.2	116.0
	8	93.9	115.4
	9	96.1	124.4
	10	95.7	127.0
	11	95.3	133.8
	12	97.0	141.8
2005	1	96.4	145.7
	2	96.4	137.8
	3	97.7	149.5
	4	96.2	151.7
	5	99.7	149.9
	6	101.1	157.3
	7	102.3	143.8
	8 *	102.3	147.9
	9 *	103.8	156.8
	10 *	102.6	149.4
	11 *	104.9	146.8
	12 *	104.6	140.6

* 临时数字 * Provisional

私人分层工厂大厦－各区总存量、落成量及空置量
PRIVATE FLATTED FACTORIES - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	109 100	-	-	109 000	18 200	16.7
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	1 348 400	-	-	1 348 200	62 200	4.6
南区	Southern	790 400	-	-	790 400	111 500	14.1
港岛	**HONG KONG**	**2 247 900**	**-**	**-**	**2 247 600**	**191 900**	**8.5**
油尖旺	Yau Tsim Mong	318 500	-	-	313 600	29 800	9.5
深水埗	Sham Shui Po	1 072 200	-	-	1 071 400	63 400	5.9
九龙城	Kowloon City	864 200	-	-	864 100	55 500	6.4
黄大仙	Wong Tai Sin	803 000	-	-	807 200	29 300	3.6
观塘	Kwun Tong	3 402 100	-	-	3 387 600	222 900	6.6
九龙	**KOWLOON**	**6 460 000**	**-**	**-**	**6 443 900**	**400 900**	**6.2**
葵青	Kwai Tsing	3 327 000	-	-	3 327 000	270 600	8.1
荃湾	Tsuen Wan	2 272 300	-	-	2 272 200	189 500	8.3
屯门	Tuen Mun	1 404 300	-	-	1 403 800	102 100	7.3
元朗	Yuen Long	206 300	-	-	206 200	18 200	8.8
北区	North	274 200	-	-	280 500	27 900	9.9
大埔	Tai Po	151 600	-	-	151 600	4 000	2.6
沙田	Sha Tin	1 126 500	-	-	1 125 700	67 900	6.0
西贡	Sai Kung	9 000	-	-	9 000	-	-
离岛	Islands	900	-	-	900	300	33.3
新界	**NEW TERRITORIES**	**8 772 100**	**-**	**-**	**8 776 900**	**680 500**	**7.8**
全港	**OVERALL**	**17 480 000**	**-**	**-**	**17 468 400**	**1 273 300**	**7.3**

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人分层工厂大厦－拆卸量、落成量及总存量
PRIVATE FLATTED FACTORIES - DEMOLITION, COMPLETIONS AND STOCK

平方米 m^2

年 Year	区域	Area	拆卸量 Demolition	落成量 Completions	年底总存量 Stock at year end
2001	港岛	Hong Kong	-	-	2 315 600
	九龙	Kowloon	39 100	14 600	6 489 100
	新界	New Territories	-	15 800	8 755 900
	全港	**OVERALL**	**39 100**	**30 400**	**17 560 600**
2002	港岛	Hong Kong	-	-	2 314 600
	九龙	Kowloon	3 700	-	6 482 200
	新界	New Territories	-	2 700	8 768 400
	全港	**OVERALL**	**3 700**	**2 700**	**17 565 200**
2003	港岛	Hong Kong	64 500	-	2 250 100
	九龙	Kowloon	23 100	-	6 459 100
	新界	New Territories	15 100	-	8 753 300
	全港	**OVERALL**	**102 700**	**-**	**17 462 500**
2004	港岛	Hong Kong	-	-	2 247 900
	九龙	Kowloon	3 700	-	6 460 000
	新界	New Territories	-	800	8 772 100
	全港	**OVERALL**	**3 700**	**800**	**17 480 000**
2005	港岛	Hong Kong	-	-	2 247 600
	九龙	Kowloon	20 500	-	6 443 900
	新界	New Territories	-	-	8 776 900
	全港	**OVERALL**	**20 500**	**-**	**17 468 400**

私人分层工厂大厦－各区落成量及预测落成量
PRIVATE FLATTED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005	预测落成量 Forecast [2006]	[2007]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	6 700
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	-	-
北区	North	-	-	-
大埔	Tai Po	-	-	-
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**-**	**-**	**6 700**
全港	**OVERALL**	**-**	**-**	**6 700**

私人分层工厂大厦－整体空置趋势
PRIVATE FLATTED FACTORIES - OVERALL VACANCY TRENDS

平方米 m²

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2001	30 400	14 600	48.0	17 539 100	1 908 200	10.9	1 922 800	10.9
2002	2 700	2 700	100.0	17 556 900	1 837 600	10.5	1 840 300	10.5
2003	-	-	-	17 462 500	1 844 400	10.6	1 844 400	10.6
2004	800	-	-	17 479 200	1 512 400	8.7	1 512 400	8.7
2005	-	-	-	17 468 400	1 273 300	7.3	1 273 300	7.3

私人分层工厂大厦－平均租金及售价
PRIVATE FLATTED FACTORIES - AVERAGE RENTS AND PRICES

区域 Area [平均面积] [Average size] 年 / 月 Year / Month		租金 Rents (每平方米月租 $ / m^2 per month) 港岛 Hong Kong [195 平方米 m^2]	九龙 Kowloon [163 平方米 m^2]	新界 New Territories [158 平方米 m^2]	售价 Prices (每平方米售价 $ / m^2) 港岛 Hong Kong [150 平方米 m^2]	九龙 Kowloon [149 平方米 m^2]	新界 New Territories [130 平方米 m^2]
2004		72	82	55	8 097	10 103	5 514
2005 *		72	88	57	10 736	13 997	7 028
2004	7	67	80	55	7 705	9 563	5 520
	8	72	83	54	9 147	9 967	5 478
	9	72	89	58	8 740	10 887	5 838
	10	72	83	58	9 044	11 578	5 869
	11	69	82	63	8 732	11 140	6 089
	12	76	87	61	9 276	12 458	6 087
2005	1	68	82	58	9 679	11 656	6 408
	2	68	88	58	7 515	11 156	5 777
	3	70	90	60	8 482	13 497	6 474
	4	71	86	57	9 986	13 636	6 550
	5	74	89	58	10 945	14 501	7 110
	6	74	89	59	10 865	14 204	7 166
	7	75	87	56	10 674	15 881	7 365
	8 *	73	84	56	11 962	15 273	7 480
	9 *	70	95	54	12 558	14 821	7 638
	10 *	73	89	56	11 281	13 878	7 336
	11 *	71	95	55	11 592	13 912	7 314
	12 *	73	94	63	12 066	14 870	7 204

* 临时数字
[ ] 表示 2005 年内所分析单位的平均面积。
平均租金及售价只以楼上单位的租金及售价计算。

* Provisional
[ ] Indicates average size of the units analysed during 2005.
Average rents and prices are in respect of upper floor units only.

私人分层工厂大厦 - 租金及售价指数
PRIVATE FLATTED FACTORIES - RENTAL AND PRICE INDICES
(1999 = 100)

年 / 月 Year / Month		租金 Rents	售价 Prices
1996		132.4	171.4
1997		132.5	168.9
1998		118.1	131.8
1999		100.0	100.0
2000		95.4	91.2
2001		90.3	82.0
2002		82.7	74.8
2003		74.9	71.7
2004		77.3	88.6
2005 *		82.5	124.1
2004	7 - 9	77.5	90.7
	10 - 12	79.3	99.7
2005	1 - 3	81.0	108.6
	4 - 6	82.4	122.5
	7 - 9 *	82.3	131.4
	10 - 12 *	84.1	133.8
2004	7	77.1	86.8
	8	77.3	90.7
	9	78.0	94.5
	10	78.7	95.4
	11	78.5	99.9
	12	80.7	103.8
2005	1	81.8	103.4
	2	80.7	107.2
	3	80.5	115.3
	4	83.8	117.4
	5	82.0	125.3
	6	81.5	124.9
	7	82.0	130.4
	8 *	81.3	130.7
	9 *	83.7	133.0
	10 *	84.0	132.4
	11 *	84.1	133.1
	12 *	84.3	135.9

* 临时数字
上述指数只就楼上单位计算。

* Provisional
The indices are in respect of upper floor units only.

私人分层工厂大厦（选定地区的高质素楼宇）－平均售价
PRIVATE FLATTED FACTORIES
(HIGH QUALITY DEVELOPMENTS IN SELECTED DISTRICTS) - AVERAGE PRICES

每平方米售价 $ / m^2

地区 District [平均面积] [Average size] 年 / 月 Year / Month		东区 Eastern [75 平方米 m^2]	深水埗 Sham Shui Po [61 平方米 m^2]	观塘 Kwun Tong [57 平方米 m^2]	葵青 Kwai Tsing [74 平方米 m^2]	荃湾 Tsuen Wan [151 平方米 m^2]	沙田 Sha Tin [75 平方米 m^2]
2004		12 791	23 056	17 205	7 202	9 206	12 746
2005 *		21 646	33 029	23 758	10 706	11 951	17 846
2004	7	10 032	(17 760)	16 970	6 711	10 936	13 166
	8	(13 260)	22 299	15 427	9 348	8 411	13 384
	9	(17 326)	27 164	17 556	10 135	9 601	12 927
	10	13 410	23 535	18 174	7 190	8 542	14 724
	11	(16 825)	24 524	17 931	6 228	10 400	14 980
	12	16 537	27 696	20 331	7 399	10 375	15 964
2005	1	16 608	32 310	19 442	7 986	9 851	16 899
	2	-	29 703	20 277	7 564	9 122	22 287
	3	19 070	23 643	21 673	19 384	10 972	19 107
	4	25 846	26 666	23 342	8 766	10 978	17 387
	5	19 145	33 553	25 545	9 707	12 659	16 961
	6	21 728	31 338	25 086	9 428	11 639	12 301
	7	18 643	36 880	22 494	11 649	9 140	17 366
	8 *	22 972	41 474	25 270	10 759	12 294	18 890
	9 *	24 831	32 288	26 937	13 063	13 455	18 119
	10 *	23 303	32 817	23 753	10 022	12 692	19 157
	11 *	26 546	40 309	25 035	11 403	16 259	21 150
	12 *	25 188	31 776	28 321	8 946	9 143	18 251

* 临时数字
( ) 表示少于 5 宗交易。
[ ] 表示 2005 年内所分析单位的平均面积 。
\- 本署没有成交个案。
所分析的楼宇是于 1992 年或之后建成。
平均售价只以楼上单位的售价计算。

* Provisional
( ) Indicates fewer than 5 transactions.
[ ] Indicates average size of the units analysed during 2005.
\- No transaction record received by this Department.
Developments analysed are those built since 1992.
Average prices are in respect of upper floor units only.

私人工贸大厦－各区总存量、落成量及空置量
PRIVATE INDUSTRIAL / OFFICE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
东区	Eastern	47 300	-	-	47 300	14 100	29.8
南区	Southern	5 900	-	-	5 900	3 100	52.5
港岛	**HONG KONG**	**53 200**	**-**	**-**	**53 200**	**17 200**	**32.3**
油尖旺	Yau Tsim Mong	9 700	-	-	9 700	3 400	35.1
深水埗	Sham Shui Po	133 200	-	-	133 000	6 300	4.7
九龙城	Kowloon City	5 200	-	-	5 200	-	-
黄大仙	Wong Tai Sin	28 300	-	-	28 300	2 600	9.2
观塘	Kwun Tong	226 400	-	-	226 400	15 300	6.8
九龙	**KOWLOON**	**402 800**	**-**	**-**	**402 600**	**27 600**	**6.9**
葵青	Kwai Tsing	89 600	4 100	4.6	93 000	12 700	13.7
荃湾	Tsuen Wan	21 700	-	-	21 700	1 000	4.6
北区	North	6 500	-	-	6 500	400	6.2
沙田	Sha Tin	38 700	-	-	38 700	1 700	4.4
新界	**NEW TERRITORIES**	**156 500**	**4 100**	**2.6**	**159 900**	**15 800**	**9.9**
全港	**OVERALL**	**612 500**	**4 100**	**0.7**	**615 700**	**60 600**	**9.8**

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人工贸大厦－各区落成量及预测落成量
PRIVATE INDUSTRIAL / OFFICE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005	预测落成量 Forecast [2006]	预测落成量 Forecast [2007]
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	4 100	-	-
荃湾	Tsuen Wan	-	-	-
北区	North	-	-	-
沙田	Sha Tin	-	-	-
新界	**NEW TERRITORIES**	**4 100**	**-**	**-**
全港	**OVERALL**	**4 100**	**-**	**-**

私人工贸大厦－整体空置趋势
PRIVATE INDUSTRIAL / OFFICE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2001	14 400	7 300	50.7	583 400	82 200	14.1	89 500	15.0
2002	-	-	-	598 900	74 600	12.5	74 600	12.5
2003	14 800	14 000	94.6	598 000	77 000	12.9	91 000	14.8
2004	-	-	-	612 500	67 700	11.1	67 700	11.1
2005	4 100	200	4.9	611 600	60 400	9.9	60 600	9.8

私人特殊厂房 – 各区总存量及落成量
PRIVATE SPECIALISED FACTORIES - STOCK AND COMPLETIONS BY DISTRICT

平方米 m²

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end
中西区	Central and Western	-	-	-	-
湾仔	Wan Chai	-	-	-	-
东区	Eastern	26 900	-	-	26 900
南区	Southern	97 100	-	-	97 100
港岛	**HONG KONG**	**124 000**	**-**	**-**	**124 000**
油尖旺	Yau Tsim Mong	2 200	-	-	2 200
深水埗	Sham Shui Po	34 400	-	-	34 400
九龙城	Kowloon City	43 700	-	-	43 700
黄大仙	Wong Tai Sin	39 100	-	-	34 900
观塘	Kwun Tong	364 600	-	-	355 800
九龙	**KOWLOON**	**484 000**	**-**	**-**	**471 000**
葵青	Kwai Tsing	167 600	-	-	167 600
荃湾	Tsuen Wan	215 700	-	-	212 800
屯门	Tuen Mun	256 600	-	-	256 600
元朗	Yuen Long	532 900	-	-	528 000
北区	North	122 100	-	-	114 900
大埔	Tai Po	730 000	-	-	731 200
沙田	Sha Tin	158 500	-	-	158 500
西贡	Sai Kung	305 500	-	-	305 500
离岛	Islands	79 900	-	-	79 900
新界	**NEW TERRITORIES**	**2 568 800**	**-**	**-**	**2 555 000**
全港	**OVERALL**	**3 176 800**	**-**	**-**	**3 150 000**

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人特殊厂房－各区落成量及预测落成量
PRIVATE SPECIALISED FACTORIES - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005	预测落成量 Forecast Completions [2006]	[2007]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	-	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**-**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	-	-	-
元朗	Yuen Long	-	8 500	1 500
北区	North	-	-	-
大埔	Tai Po	-	9 500	1 600
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	31 800
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**-**	**18 000**	**34 900**
全港	**OVERALL**	**-**	**18 000**	**34 900**

私人货仓－各区总存量、落成量及空置量
PRIVATE STORAGE - STOCK, COMPLETIONS AND VACANCY BY DISTRICT

平方米 m^2

地区	District	2004 年底总存量 Stock at year end	2005 年落成量 Completions	落成量占 2004 年总存量的百分率 Completions as a % of 2004 Stock	2005 年底总存量 Stock at year end	2005 年底空置量 Amount Vacant at year end	空置百分率 % Vacant
中西区	Central and Western	26 800	-	-	25 100	-	-
湾仔	Wan Chai	-	-	-	-	-	-
东区	Eastern	103 600	-	-	103 000	9 700	9.4
南区	Southern	29 800	-	-	29 800	-	-
港岛	**HONG KONG**	**160 200**	**-**	**-**	**157 900**	**9 700**	**6.1**
油尖旺	Yau Tsim Mong	-	-	-	-	-	-
深水埗	Sham Shui Po	145 900	-	-	143 400	700	0.5
九龙城	Kowloon City	114 100	-	-	114 100	8 900	7.8
黄大仙	Wong Tai Sin	-	-	-	-	-	-
观塘	Kwun Tong	274 900	-	-	271 600	31 700	11.7
九龙	**KOWLOON**	**534 900**	**-**	**-**	**529 100**	**41 300**	**7.8**
葵青	Kwai Tsing	1 360 200	-	-	1 364 000	23 900	1.8
荃湾	Tsuen Wan	439 300	-	-	439 300	12 100	2.8
屯门	Tuen Mun	115 700	12 700	11.0	128 400	3 900	3.0
元朗	Yuen Long	116 200	-	-	116 200	700	0.6
北区	North	110 700	-	-	110 700	-	-
大埔	Tai Po	-	-	-	-	-	-
沙田	Sha Tin	454 000	-	-	453 700	2 000	0.4
西贡	Sai Kung	7 600	-	-	7 600	-	-
离岛	Islands	91 500	-	-	94 500	3 700	3.9
新界	**NEW TERRITORIES**	**2 695 200**	**12 700**	**0.5**	**2 714 400**	**46 300**	**1.7**
全港	**OVERALL**	**3 390 300**	**12 700**	**0.4**	**3 401 400**	**97 300**	**2.9**

2005年底总存量是按最新的差饷估价记录计算出来，
并不是根据这里列出的2004年底总存量计算。

2005 Stock figures are derived from the latest rating record,
and not from the 2004 Stock figures shown here.

私人货仓－各区落成量及预测落成量
PRIVATE STORAGE - COMPLETIONS AND FORECAST COMPLETIONS BY DISTRICT

平方米 m^2

地区	District	2005	预测落成量 Forecast Completions [2006]	[2007]
中西区	Central and Western	-	-	-
湾仔	Wan Chai	-	-	-
东区	Eastern	-	-	-
南区	Southern	-	-	-
港岛	**HONG KONG**	**-**	**-**	**-**
油尖旺	Yau Tsim Mong	-	-	-
深水埗	Sham Shui Po	-	-	-
九龙城	Kowloon City	-	3 800	-
黄大仙	Wong Tai Sin	-	-	-
观塘	Kwun Tong	-	-	-
九龙	**KOWLOON**	**-**	**3 800**	**-**
葵青	Kwai Tsing	-	-	-
荃湾	Tsuen Wan	-	-	-
屯门	Tuen Mun	12 700	16 400	-
元朗	Yuen Long	-	4 700	-
北区	North	-	2 700	-
大埔	Tai Po	-	-	600
沙田	Sha Tin	-	-	-
西贡	Sai Kung	-	-	-
离岛	Islands	-	-	-
新界	**NEW TERRITORIES**	**12 700**	**23 800**	**600**
全港	**OVERALL**	**12 700**	**27 600**	**600**

私人货仓－整体空置趋势
PRIVATE STORAGE - OVERALL VACANCY TRENDS

平方米 m^2

年 Year	年内落成楼宇 In Buildings Completed during the Year			其余所有楼宇 In All Other Buildings			整体空置量 Overall Vacancy	
	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	总楼面面积 Total Floor Space	空置量 Amount Vacant	空置百分率 % Vacant	空置量 Amount Vacant	占总存量的百分率 % of Total Stock
2001	-	-	-	3 408 400	241 900	7.1	241 900	7.1
2002	26 600	26 600	100.0	3 370 100	226 700	6.7	253 300	7.5
2003	-	-	-	3 381 200	197 900	5.9	197 900	5.9
2004	-	-	-	3 390 300	158 000	4.7	158 000	4.7
2005	12 700	-	-	3 388 700	97 300	2.9	97 300	2.9

私人物业市场回报率 – 住宅楼宇
PRIVATE PROPERTY MARKET YIELDS - DOMESTIC

回报百分率 % return

年 / 月 Year / Month		住宅 Domestic A	B	C	D	E
1996		5.2	4.6	4.8	4.9	4.7
1997		4.2	3.7	3.8	3.7	3.4
1998		4.9	4.1	4.3	4.4	4.4
1999		5.2	4.4	4.5	4.5	4.2
2000		5.8	4.9	4.8	4.7	4.4
2001		6.3	5.3	5.4	5.4	5.0
2002		6.1	5.1	5.1	5.0	4.7
2003		6.2	5.2	4.8	4.6	4.3
2004		5.3	4.3	4.0	3.7	3.3
2005 *		5.0	4.1	3.7	3.4	3.0
2004	7 - 9	5.3	4.4	4.0	3.8	3.3
	10 - 12	5.1	4.2	3.8	3.5	3.1
2005	1 - 3	4.8	3.9	3.7	3.4	3.0
	4 - 6	4.8	3.9	3.6	3.3	2.9
	7 - 9	5.0	4.1	3.7	3.4	3.1
	10 - 12 *	5.3	4.4	4.0	3.5	3.1
2004	7	5.5	4.5	4.2	3.9	3.4
	8	5.3	4.4	4.0	4.0	3.4
	9	5.2	4.2	3.9	3.7	3.3
	10	5.0	4.1	3.7	3.6	3.1
	11	5.2	4.2	3.9	3.6	3.2
	12	5.1	4.2	3.9	3.5	3.1
2005	1	5.1	4.2	3.8	3.4	3.0
	2	4.9	4.0	3.7	3.6	3.0
	3	4.6	3.8	3.5	3.4	2.9
	4	4.7	3.9	3.6	3.3	2.8
	5	4.9	3.9	3.5	3.3	2.9
	6	5.0	4.0	3.7	3.3	3.0
	7	5.0	4.1	3.7	3.4	3.1
	8	5.0	4.0	3.8	3.4	3.1
	9	5.1	4.1	3.6	3.4	3.1
	10	5.2	4.3	3.9	3.4	3.0
	11 *	5.5	4.4	4.0	3.6	3.2
	12 *	5.3	4.4	4.1	3.6	3.1

* 临时数字　　* Provisional

私人物业市场回报率 － 写字楼、分层工厂大厦及零售业楼宇
PRIVATE PROPERTY MARKET YIELDS - OFFICE, FLATTED FACTORIES AND RETAIL

回报百分率 % return

年 / 月 Year / Month		写字楼 Office 甲级 Grade A	写字楼 Office 乙级 Grade B	分层工厂大厦 Flatted Factories **	零售业楼宇 Retail
1996		4.8	5.4	10.0	5.6
1997		4.2	5.0	10.0	4.6
1998		6.1	6.4	11.5	5.7
1999		5.6	6.7	12.8	7.0
2000		6.2	7.2	13.0	7.8
2001		7.3	8.4	13.8	8.1
2002		7.1	8.5	13.9	7.7
2003		6.3	7.8	13.1	7.0
2004		3.7	5.4	10.9	5.5
2005 *		3.9	4.4	8.4	4.9
2004	7 - 9	3.8	5.5	10.8	5.7
	10 - 12	3.6	5.2	10.0	5.1
2005	1 - 3	3.4	4.8	9.3	4.8
	4 - 6	3.7	4.1	8.5	4.7
	7 - 9 *	4.0	4.3	7.9	4.9
	10 - 12 *	4.2	4.8	8.0	5.2
2004	7	3.8	5.7	11.2	5.8
	8	4.1	5.7	10.9	5.8
	9	3.6	5.3	10.3	5.5
	10	3.8	4.9	10.4	5.4
	11	3.6	5.3	9.8	5.1
	12	3.4	5.3	9.9	4.9
2005	1	3.7	5.4	9.9	4.7
	2	3.2	4.9	9.5	4.9
	3	3.4	4.5	8.8	4.7
	4	3.7	4.2	9.0	4.6
	5	3.6	4.1	8.3	4.8
	6	4.0	4.2	8.2	4.7
	7	3.9	4.4	8.0	5.1
	8 *	3.9	4.2	7.9	5.0
	9 *	4.2	4.3	7.9	4.8
	10 *	4.3	4.7	8.0	5.0
	11 *	4.2	4.8	8.0	5.2
	12 *	4.3	5.1	7.9	5.4

* 临时数字

** 此栏数字只就楼上单位计算。

* Provisional

** The figures are in respect of upper floor units only.

住宅买卖 – 楼宇买卖合约数目及总值
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / 月 Year / Month		数目 No.	总值 (百万元) Consideration ($ million)
2003		71 576	153 578
2004		100 630	276 735
2005		103 362	312 832
2004	1 - 3	28 624	77 333
	4 - 6	23 736	64 313
	7 - 9	20 012	49 644
	10 - 12	28 258	85 445
2005	1 - 3	24 842	73 466
	4 - 6	37 337	115 090
	7 - 9	21 895	64 285
	10 - 12	19 288	59 991
2005	1	7 909	23 290
	2	8 260	23 487
	3	8 673	26 689
	4	14 124	38 662
	5	12 463	45 800
	6	10 750	30 628
	7	7 497	24 337
	8	7 298	22 015
	9	7 100	17 933
	10	8 554	29 907
	11	6 308	19 411
	12	4 426	10 673

资料来源 ： 土地注册处
数字源自在有关期间**送交**土地注册处注册的住宅楼宇买卖合约。这些数字一般显示送交注册前约四个星期内签立的交易。住宅买卖是指已缴付印花税的楼宇买卖合约。统计数字并不包括居者有其屋、私人机构参建居屋及租者置其屋计划的住宅买卖，除非有关单位转售限制期届满并已缴付补价。

Source : The Land Registry
The figures are derived from sale and purchase agreements of domestic units **received** for registration in the Land Registry for the relevant periods. They generally relate to transactions executed up to four weeks prior to their submission for registration. Sales of domestic units refer to sale and purchase agreements with payment of stamp duty. These statistics do not include sales of units under the Home Ownership Scheme, the Private Sector Participation Scheme and the Tenants Purchase Scheme except those after payment of premium.

住宅买卖－按成交金额分类的买卖合约数目
DOMESTIC SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS BY CONSIDERATION RANGE

买卖合约数目 No. of Agreements

年 / 月 Year / Month		成交金额（百万元） Range of Consideration ($ million) 少于 1 Less than 1 数目 No.	%	1 至少于 2 1 to less than 2 数目 No.	%	2 至少于 3 2 to less than 3 数目 No.	%	3 至少于 5 3 to less than 5 数目 No.	%	5 至少于 10 5 to less than 10 数目 No.	%	10 或以上 10 or over 数目 No.	%	总数 Total
2003		22 838	32	27 800	39	10 386	15	5 156	7	4 087	6	1 309	2	71 576
2004		25 782	26	31 424	31	20 489	20	12 516	12	6 978	7	3 441	3	100 630
2005		23 768	23	32 300	31	18 491	18	16 705	16	7 775	8	4 323	4	103 362
2004	1 - 3	7 184	25	9 317	33	5 969	21	3 003	10	2 159	8	992	3	28 624
	4 - 6	6 587	28	7 853	33	4 500	19	2 413	10	1 521	6	862	4	23 736
	7 - 9	5 545	28	5 947	30	4 119	21	2 783	14	1 136	6	482	2	20 012
	10 - 12	6 466	23	8 307	29	5 901	21	4 317	15	2 162	8	1 105	4	28 258
2005	1 - 3	5 592	23	7 279	29	4 590	18	4 378	18	2 228	9	775	3	24 842
	4 - 6	7 745	21	11 970	32	7 586	20	5 677	15	2 679	7	1 680	4	37 337
	7 - 9	5 543	25	7 397	34	3 805	17	2 920	13	1 274	6	956	4	21 895
	10 - 12	4 888	25	5 654	29	2 510	13	3 730	19	1 594	8	912	5	19 288
2005	1	2 093	26	2 425	31	1 183	15	1 137	14	784	10	287	4	7 909
	2	1 715	21	2 159	26	1 715	21	1 823	22	643	8	205	2	8 260
	3	1 784	21	2 695	31	1 692	20	1 418	16	801	9	283	3	8 673
	4	2 990	21	4 938	35	2 857	20	1 883	13	1 021	7	435	3	14 124
	5	2 519	20	3 665	29	2 422	19	1 927	15	1 016	8	914	7	12 463
	6	2 236	21	3 367	31	2 307	21	1 867	17	642	6	331	3	10 750
	7	1 806	24	2 478	33	1 361	18	1 077	14	380	5	395	5	7 497
	8	1 944	27	2 435	33	1 202	16	901	12	425	6	391	5	7 298
	9	1 793	25	2 484	35	1 242	17	942	13	469	7	170	2	7 100
	10	1 698	20	2 151	25	1 012	12	2 339	27	854	10	500	6	8 554
	11	1 703	27	1 946	31	882	14	980	16	498	8	299	5	6 308
	12	1 487	34	1 557	35	616	14	411	9	242	5	113	3	4 426

资料来源 ： 土地注册处
有关数字来自图表50。
由于四舍五入关系，个别项目的百分率数字加起来可能不等于百分之一百。

Source : The Land Registry
Figures are derived from Table 50.
Figures in percentage for individual items may not add up to 100% due to rounding.

住宅一手及二手市场 － 买卖合约数目及总值
DOMESTIC PRIMARY AND SECONDARY SALES - NUMBER OF SALE AND PURCHASE AGREEMENTS AND TOTAL CONSIDERATION

年 / Year	月 / Month	一手买卖 Primary Sales 数目 No.	%	总值（百万元） Consideration ($ million)	二手买卖 Secondary Sales 数目 No.	%	总值（百万元） Consideration ($ million)	总数 Total No.
2003		26 498	37	73 048	45 078	63	80 531	71 576
2004		25 694	26	97 763	74 936	74	178 973	100 630
2005		15 994	15	93 208	87 368	85	219 623	103 362
2004	1 - 3	10 333	36	35 635	18 291	64	41 699	28 624
	4 - 6	4 440	19	17 559	19 296	81	46 755	23 736
	7 - 9	5 078	25	18 072	14 934	75	31 572	20 012
	10 - 12	5 843	21	26 497	22 415	79	58 947	28 258
2005	1 - 3	4 141	17	19 130	20 701	83	54 335	24 842
	4 - 6	5 417	15	32 750	31 920	85	82 340	37 337
	7 - 9	2 243	10	16 129	19 652	90	48 156	21 895
	10 - 12	4 193	22	25 199	15 095	78	34 792	19 288
2005	1	1 056	13	6 021	6 853	87	17 269	7 909
	2	2 092	25	8 060	6 168	75	15 427	8 260
	3	993	11	5 049	7 680	89	21 639	8 673
	4	918	6	5 404	13 206	94	33 258	14 124
	5	2 471	20	19 273	9 992	80	26 527	12 463
	6	2 028	19	8 073	8 722	81	22 555	10 750
	7	1 150	15	7 995	6 347	85	16 342	7 497
	8	569	8	5 619	6 729	92	16 396	7 298
	9	524	7	2 515	6 576	93	15 418	7 100
	10	2 762	32	15 974	5 792	68	13 933	8 554
	11	1 228	19	8 178	5 080	81	11 233	6 308
	12	203	5	1 047	4 223	95	9 626	4 426

资料来源 ： 土地注册处

有关数字来自图表50。请参阅该图表有关“住宅买卖”的定义。一手买卖一般指由发展商出售的单位，二手买卖指非由发展商出售的单位。由于四舍五入关系，一手和二手买卖的总值加起来可能不等于图表 50 的总值。

Source ： The Land Registry

Figures are derived from table 50. Please refer to the table for the definition of 'domestic sales'. Primary sales generally refer to sales from developers. Secondary sales refer to sales from parties other than developers. Due to rounding, figures of consideration for primary sales and secondary sales may not add up to consideration in Table 50.

非住宅买卖 – 主要类别物业买卖宗数及总值
NON-DOMESTIC SALES - NUMBER OF TRANSACTIONS AND CONSIDERATION BY PROPERTY TYPE

年 / 月 Year / Month		写字楼 Office 宗数 No.	写字楼 Office 总值（百万元） Consideration ($ million)	商业楼宇 Commercial 宗数 No.	商业楼宇 Commercial 总值（百万元） Consideration ($ million)	分层工厂大厦 Flatted Factories 宗数 No.	分层工厂大厦 Flatted Factories 总值（百万元） Consideration ($ million)
2003		1 817	5 681	4 142	19 486	3 813	3 160
2004		3 213	19 343	7 833	50 769	5 889	6 695
2005 *		3 429	22 103	7 065	42 269	6 561	10 046
2004	7 - 9	690	3 566	1 571	10 244	1 504	1 884
	10 - 12	1 047	7 012	2 593	15 911	1 712	2 109
2005	1 - 3	946	6 375	1 962	14 167	1 486	2 086
	4 - 6	1 092	7 124	2 292	12 983	1 898	2 982
	7 - 9 *	799	6 008	1 702	8 949	1 706	2 696
	10 - 12 *	592	2 596	1 109	6 170	1 471	2 282
2004	7	193	891	442	2 852	435	414
	8	214	799	433	2 745	516	759
	9	283	1 876	696	4 646	553	711
	10	349	2 080	614	5 039	535	539
	11	365	2 864	931	5 337	565	817
	12	333	2 068	1 048	5 535	612	754
2005	1	274	1 444	827	4 817	533	784
	2	250	1 874	431	3 519	333	425
	3	422	3 058	704	5 831	620	878
	4	370	2 264	938	5 303	613	968
	5	406	3 060	699	3 775	651	1 046
	6	316	1 800	655	3 905	634	968
	7	211	1 159	542	2 627	528	830
	8 *	305	2 984	672	3 027	612	981
	9 *	283	1 865	488	3 295	566	886
	10 *	212	926	423	2 232	514	755
	11 *	189	772	361	1 933	458	718
	12 *	191	898	325	2 006	499	809

* 临时数字
这些数字是根据买卖合约的签署**日期**，而**并非**送交土地注册处登记的日期，应与土地注册处编制的住宅买卖数据有所区别。
数字并不反映所有非住宅买卖，其他类别，如工贸大厦，货仓及车位并未有作出分析。

* Provisional figures
As distinguished from the Land Registry statistics on domestic sales, the figures here are based on the **date** on which an Agreement for Sale and Purchase is signed, and **not** the date on which the Agreement is submitted for registration.
Figures do not represent all non-domestic sales. Other types such as industrial/office, storage premises and carparking spaces are not presented.

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
港岛 HONG KONG ISLAND	中西区 CENTRAL AND WESTERN	坚尼地城、石塘咀、西营盘、上环、中环、金钟、半山区、山顶	Kennedy Town, Shek Tong Tsui, Sai Ying Pun, Sheung Wan, Central, Admiralty, Mid-levels, Peak	111(p), 112, 113, 114, 115, 116, 121, 122, 123, 124(p), 141, 142, 143, 172(p), 181, 182(p)
	湾仔 WAN CHAI	湾仔、铜锣湾、跑马地、大坑、扫杆埔、渣甸山	Wan Chai, Causeway Bay, Happy Valley, Tai Hang, So Kon Po, Jardine's Lookout	124(p), 131, 132, 133, 134, 135, 140, 144, 145, 146, 147(p), 148(p), 149, 151(p), 158(p), 175(p), 182(p), 183(p), 184, 190
	东区 EASTERN	天后、宝马山、北角、鲗鱼涌、西湾河、筲箕湾、柴湾、小西湾	Tin Hau, Braemar Hill, North Point, Quarry Bay, Sai Wan Ho, Shau Kei Wan, Chai Wan, Siu Sai Wan	147(p), 148(p), 151(p), 152, 153, 154, 155, 156, 157, 158(p), 161, 162, 163, 164, 165, 166, 167, 194(p)
	南区 SOUTHERN	薄扶林、香港仔、鸭脷洲、黄竹坑、寿臣山、浅水湾、舂磡角、赤柱、大潭、石澳	Pok Fu Lam, Aberdeen, Ap Lei Chau, Wong Chuk Hang, Shouson Hill, Repulse Bay, Chung Hom Kok, Stanley, Tai Tam, Shek O	111(p), 171, 172(p), 173, 174, 175(p), 176, 183(p), 191, 192, 193, 194(p), 195, 196, 197, 198
九龙 KOWLOON	油尖旺 YAU TSIM MONG	尖沙咀、油麻地、西九龙填海区、京士柏、旺角、大角咀	Tsim Sha Tsui, Yau Ma Tei, West Kowloon Reclamation, King's Park, Mong Kok, Tai Kok Tsui	211, 212, 213(p), 214, 215, 216, 217, 220, 221, 222(p), 225, 226, 227, 228, 229, 236(p), 266(p), 269(p)

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
九龙 KOWLOON	深水埗 SHAM SHUI PO	美孚、荔枝角、长沙湾、深水埗、石硖尾、又一村、大窝坪、昂船洲	Mei Foo, Lai Chi Kok, Cheung Sha Wan, Sham Shui Po, Shek Kip Mei, Yau Yat Tsuen, Tai Wo Ping, Stonecutters Island	260, 261, 262, 263, 264, 265, 266(p), 267, 268(p), 269(p), 271(p), 320(p)
	九龙城 KOWLOON CITY	红磡、土瓜湾、马头角、马头围、启德、九龙城、何文田、九龙塘、笔架山	Hung Hom, To Kwa Wan, Ma Tau Kok, Ma Tau Wai, Kai Tak, Kowloon City, Ho Man Tin, Kowloon Tong, Beacon Hill	213(p), 222(p), 231, 232, 233, 234, 235, 236(p), 237, 241, 242, 243, 244, 245, 246, 247(p), 268(p), 271(p), 272, 283(p), 285, 286(p)
	黄大仙 WONG TAI SIN	新蒲岗、黄大仙、东头、横头磡、乐富、钻石山、慈云山、牛池湾	San Po Kong, Wong Tai Sin, Tung Tau, Wang Tau Hom, Lok Fu, Diamond Hill, Tsz Wan Shan, Ngau Chi Wan	271(p), 281, 282, 283(p), 284, 287, 288, 289
	观塘 KWUN TONG	坪石、九龙湾、牛头角、佐敦谷、观塘、秀茂坪、蓝田、油塘、鲤鱼门	Ping Shek, Kowloon Bay, Ngau Tau Kok, Jordan Valley, Kwun Tong, Sau Mau Ping, Lam Tin, Yau Tong, Lei Yue Mun	247(p), 280, 286(p), 290, 291, 292, 293, 294, 295, 297, 298(p)
新界 NEW TERRITORIES	葵青 KWAI TSING	葵涌、青衣	Kwai Chung, Tsing Yi	269(p), 310(p), 320(p), 321(p), 326, 327(p), 328, 329, 350, 351
	荃湾 TSUEN WAN	荃湾、梨木树、汀九、深井、青龙头、马湾、阴澳	Tsuen Wan, Lei Muk Shue, Ting Kau, Sham Tseng, Tsing Lung Tau, Ma Wan, Yam O	310(p), 321(p), 322, 323, 324, 325, 331, 332, 333(p), 334, 335, 336, 340(p), 413(p), 531(p), 533(p), 731, 732(p), 961(p), 971(p), 972(p), 973(p), 974, 975

(p) = part 部分

各 区 域 及 地 区
AREAS AND DISTRICTS

区 域 Area	地 区 District	地 区 内 的 分 区 名 称	Names of Sub-districts within District Boundaries	规 划 统 计 小 区 Tertiary Planning Units
新界 NEW TERRITORIES	屯门 TUEN MUN	大榄涌、扫管笏、屯门、蓝地	Tai Lam Chung, So Kwun Wat, Tuen Mun, Lam Tei	340(p), 411, 412(p), 413(p), 414, 415, 416(p), 421, 422, 423, 424, 425, 426, 427, 428, 431(p), 432, 433(p), 434, 441, 442, 513(p), 531(p), 951(p)
	元朗 YUEN LONG	洪水桥、厦村、流浮山、天水围、元朗、新田、落马洲、锦田、石岗、八乡	Hung Shui Kiu, Ha Tsuen, Lau Fau Shan, Tin Shui Wai, Yuen Long, San Tin, Lok Ma Chau, Kam Tin, Shek Kong, Pat Heung	333(p), 412(p), 413(p), 416(p), 431(p), 433(p), 510, 511, 512, 513(p), 514, 515, 516, 517, 518, 519, 521, 522, 523, 524, 525, 526, 527, 528, 529, 531(p), 532, 533(p), 541, 542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 632(p)
	北区 NORTH	粉岭、联和墟、上水、石湖墟、沙头角、鹿颈、乌蛟腾	Fanling, Luen Wo Hui, Sheung Shui, Shek Wu Hui, Sha Tau Kok, Luk Keng, Wu Kau Tang	542(p), 543(p), 544(p), 545(p), 546(p), 610(p), 621, 622, 623, 624, 625, 626, 627, 628, 629, 631(p), 632(p), 633(p), 634(p), 641, 642, 651, 652(p), 653, 711(p), 712(p)
	大埔 TAI PO	大埔墟、大埔、大埔滘、大尾笃、船湾、樟木头、企岭下	Tai Po Market, Tai Po, Tai Po Kau, Tai Mei Tuk, Shuen Wan, Cheung Muk Tau, Kei Ling Ha	310(p), 533(p), 631(p), 632(p), 633(p), 634(p), 652(p), 711(p), 712(p), 720, 721, 722, 723, 724, 725, 726, 727, 728, 729(p), 732(p), 741, 742(p), 743, 744(p), 751, 753(p), 757(p), 762(p), 811(p), 812(p), 815(p), 822(p), 824(p)
	沙田 SHA TIN	大围、沙田、火炭、马料水、乌溪沙、马鞍山	Tai Wai, Sha Tin, Fo Tan, Ma Liu Shui, Wu Kai Sha, Ma On Shan	327(p), 729(p), 732(p), 733, 744(p), 753(p), 754, 755, 756, 757(p), 758, 759, 761(p), 762(p), 824(p)

(p) = part 部分

各区域及地区
AREAS AND DISTRICTS

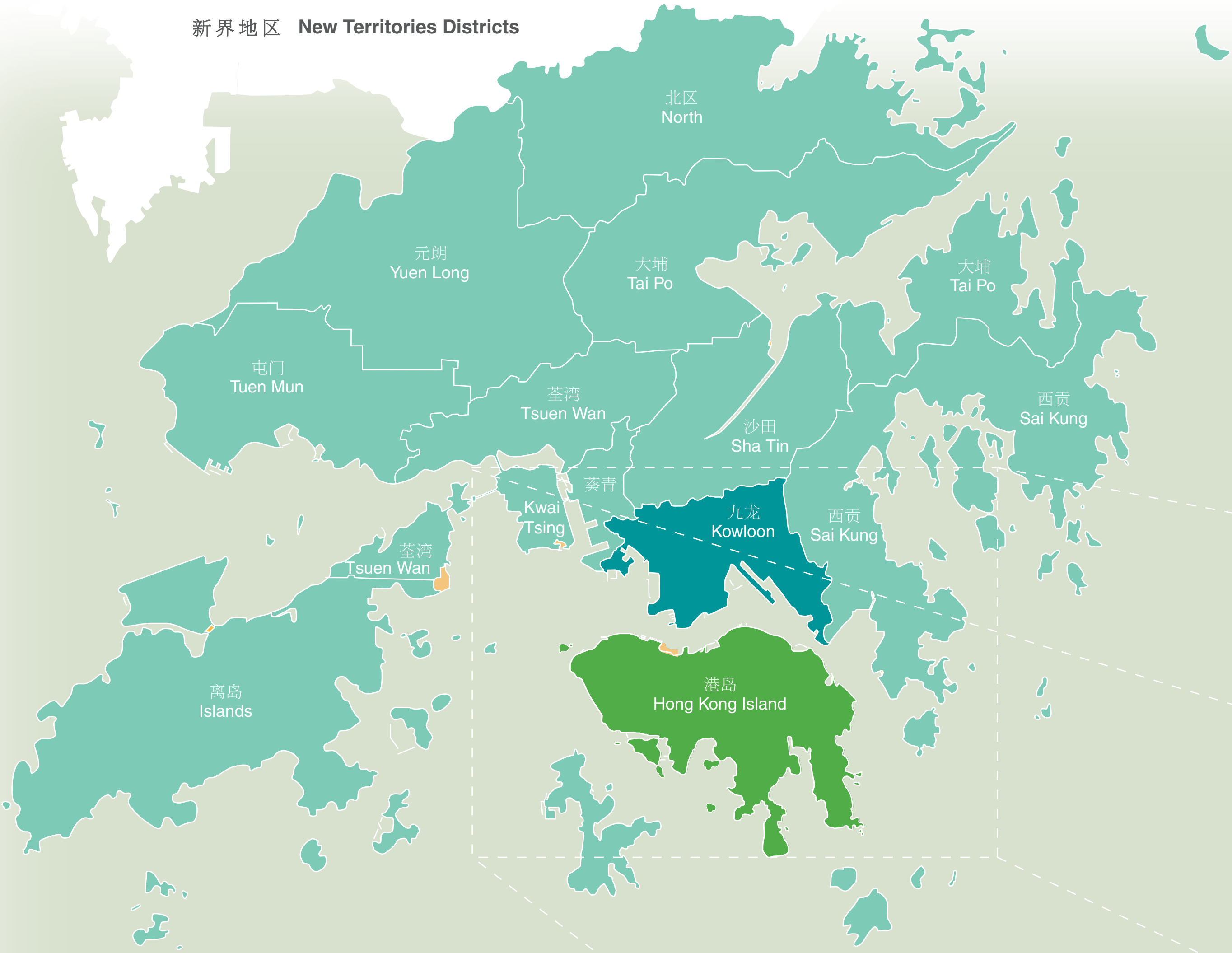
区域 Area	地区 District	地区内的分区名称	Names of Sub-districts within District Boundaries	规划统计小区 Tertiary Planning Units
新界 NEW TERRITORIES	西贡 SAI KUNG	清水湾、西贡、大网仔、将军澳、坑口、调景岭、马游塘	Clear Water Bay, Sai Kung, Tai Mong Tsai,Tseung Kwan O, Hang Hau, Tiu Keng Leng, Ma Yau Tong	296, 298(p), 742(p), 761(p), 762(p), 811(p), 812(p), 813, 814, 815(p), 820, 821, 822(p), 823, 824(p), 825, 826, 827, 828, 829, 831, 832, 833, 834, 835, 836, 837, 838, 839
	离岛 ISLANDS	长洲、坪洲、大屿山(包括东涌)、南丫岛	Cheung Chau, Peng Chau, Lantau Island (including Tung Chung), Lamma Island	911, 912, 913, 920, 931, 932, 933, 934, 941, 942, 943, 944, 950, 951(p), 961(p), 962, 963, 971(p), 972(p), 973(p), 976

(p) = part 部分

写字楼分区
OFFICE SUB-DISTRICTS

写字楼的分区	Sub-districts for Offices	规划统计小区 Tertiary Planning Units
上环	Sheung Wan	113, 114, 115
中区	Central	121, 122, 123, 124(p)
湾仔 / 铜锣湾	Wan Chai / Causeway Bay	131, 132, 133, 134, 135, 144, 145, 146, 148(p), 149
北角 / 鲗鱼涌	North Point / Quarry Bay	151(p), 152, 153, 154, 155, 156, 157
尖沙咀	Tsim Sha Tsui	211, 212, 213(p), 214, 215, 216
油麻地 / 旺角	Yau Ma Tei / Mong Kok	217, 220, 221, 222(p), 225, 226, 227, 228, 229

新界地区 New Territories Districts



填海工程进行中
Reclamation in progress

差饷物业估价署
Rating and Valuation Department

港岛及九龙地区 Hong Kong and Kowloon Districts

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